

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Lake Youngs / 60
Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 1271

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$84,800	\$206,200	\$291,000	\$305,200	95.3%	7.80%
2005 Value	\$88,500	\$214,500	\$303,000	\$305,200	99.3%	7.04%
Change	+\$3,700	+\$8,300	+\$12,000		+4.0%	-0.76%
% Change	+4.4%	+4.0%	+4.1%		+4.2%	-9.74%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.76% and -9.74% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$96,500	\$192,700	\$289,200
2005 Value	\$101,300	\$206,100	\$307,400
Percent Change	+5.0%	+7.0%	+6.3%

Number of one to three unit residences in the Population: 5626

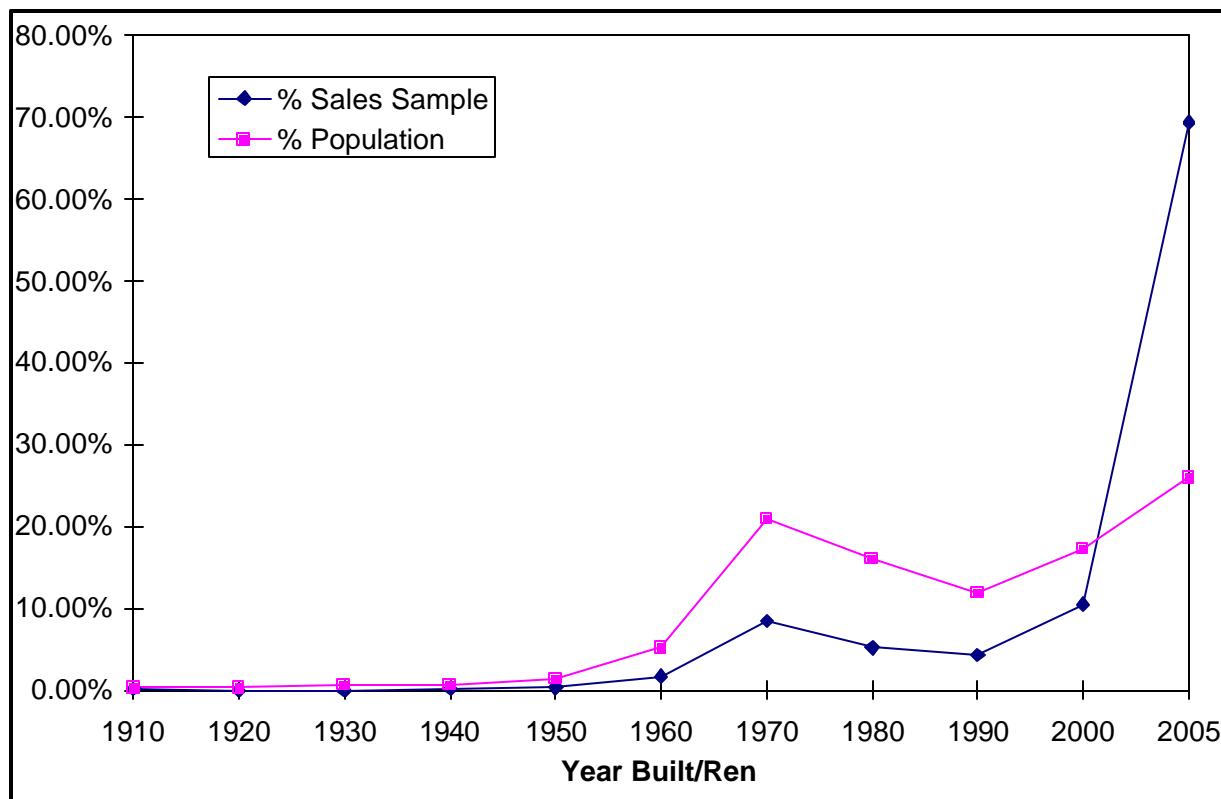
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, older homes (year built later than 1975, grade 9 or lower, less than 2 story and Non-Wft) and Lake front homes were at a lower average ratio (assessed value/sale price) and will be adjusted upward more than others. Lakefront homes on Shady Lake having 5 improved and 7 vacant sales indicated an upward adjustment near 25%; other lakes with a total of 4 improved and 7 vacant sales indicated an upward adjustment near 10%). Homes in the plats of Abbotsford Estates (Major 001190), Crofton Hills (Major 184313), Pioneer Ridge (Major 680630) and Trovitsky Park (Majors 869150 & 869151) are at a higher ratio; these will be adjusted downward. Homes in McGarvey Park (Majors 955800 thru 955805) are at a slightly higher ratio; these will be adjusted upwards less than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.16%
1920	0	0.00%
1930	0	0.00%
1940	2	0.16%
1950	4	0.31%
1960	21	1.65%
1970	107	8.42%
1980	66	5.19%
1990	55	4.33%
2000	133	10.46%
2005	881	69.32%
	1271	

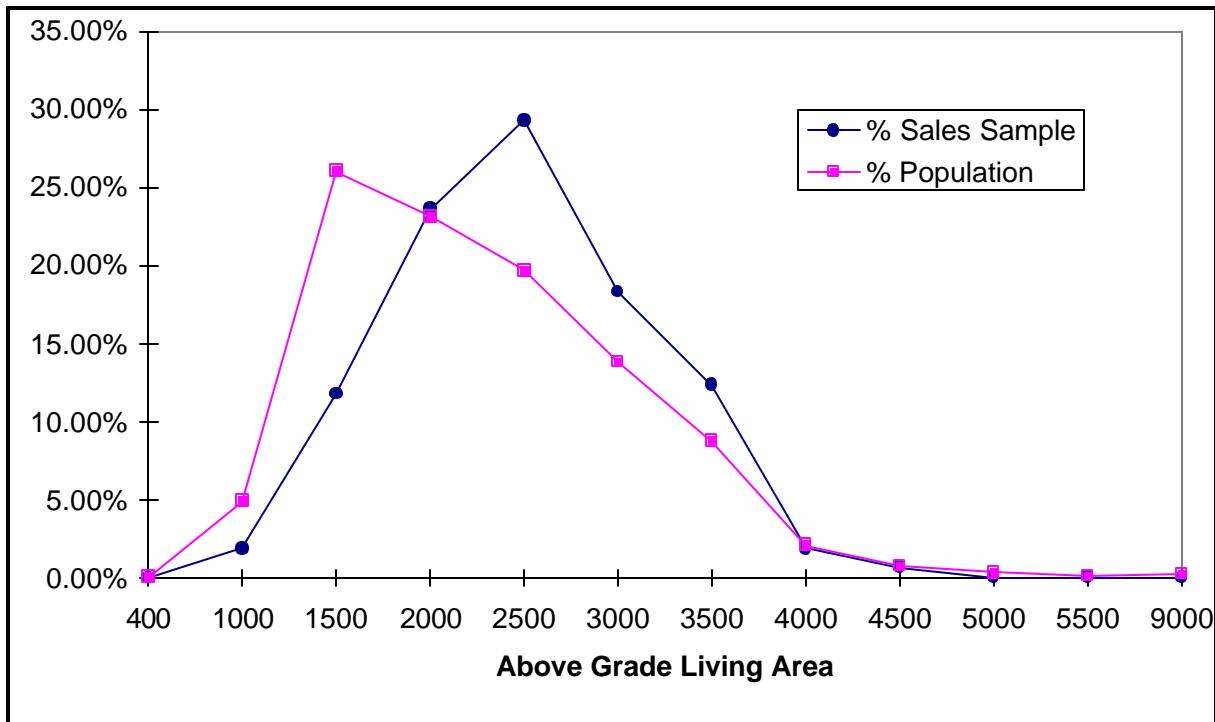
Population		
Year Built/Ren	Frequency	% Population
1910	16	0.28%
1920	14	0.25%
1930	32	0.57%
1940	34	0.60%
1950	78	1.39%
1960	289	5.14%
1970	1173	20.85%
1980	900	16.00%
1990	664	11.80%
2000	966	17.17%
2005	1460	25.95%
	5626	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

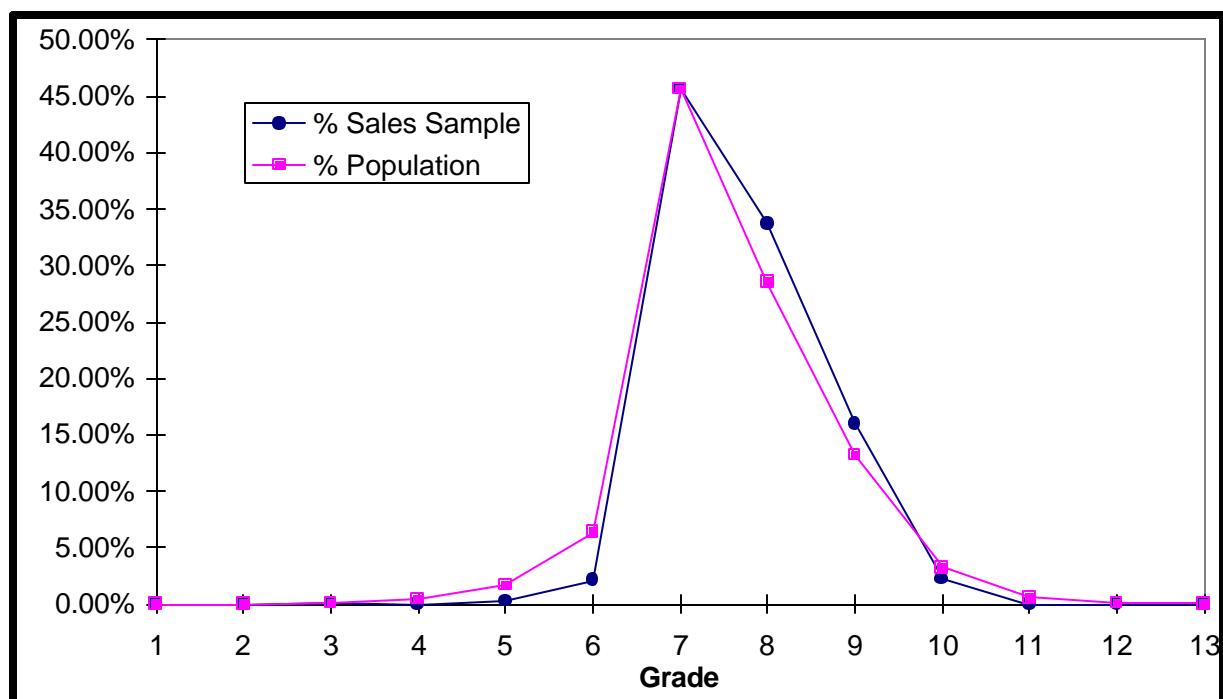
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
400	0	0.00%	400	3	0.05%
1000	24	1.89%	1000	277	4.92%
1500	150	11.80%	1500	1464	26.02%
2000	300	23.60%	2000	1300	23.11%
2500	372	29.27%	2500	1108	19.69%
3000	233	18.33%	3000	779	13.85%
3500	157	12.35%	3500	492	8.75%
4000	24	1.89%	4000	118	2.10%
4500	9	0.71%	4500	45	0.80%
5000	1	0.08%	5000	19	0.34%
5500	1	0.08%	5500	7	0.12%
9000	0	0.00%	9000	14	0.25%
	1271			5626	



The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

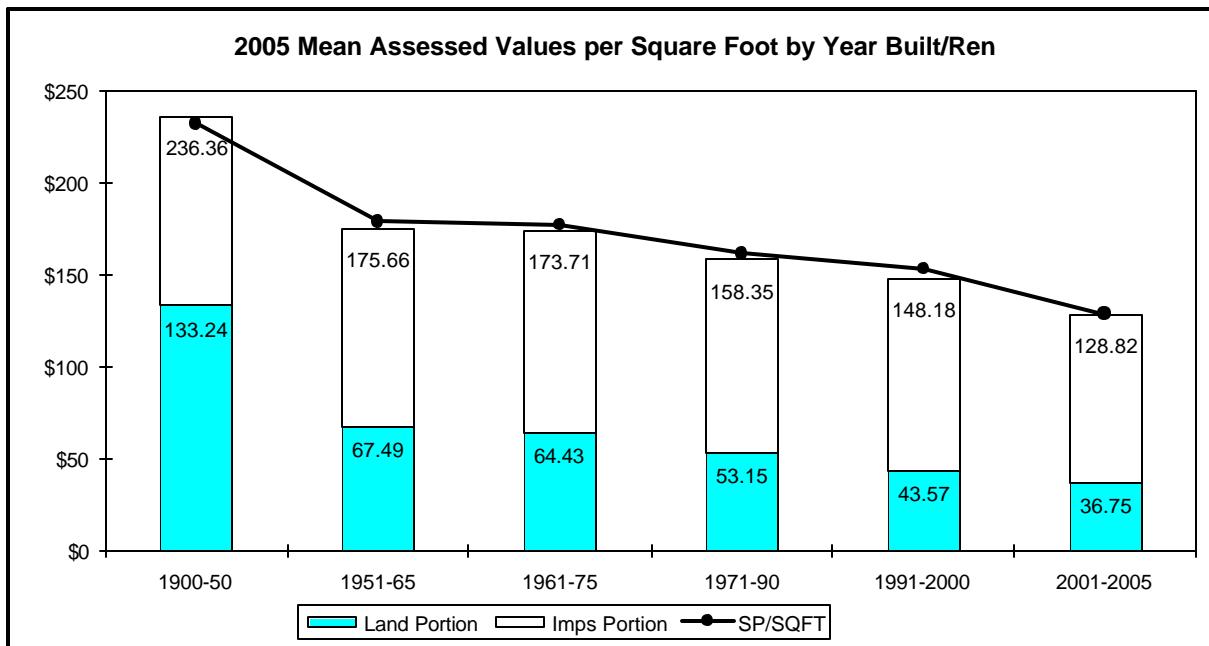
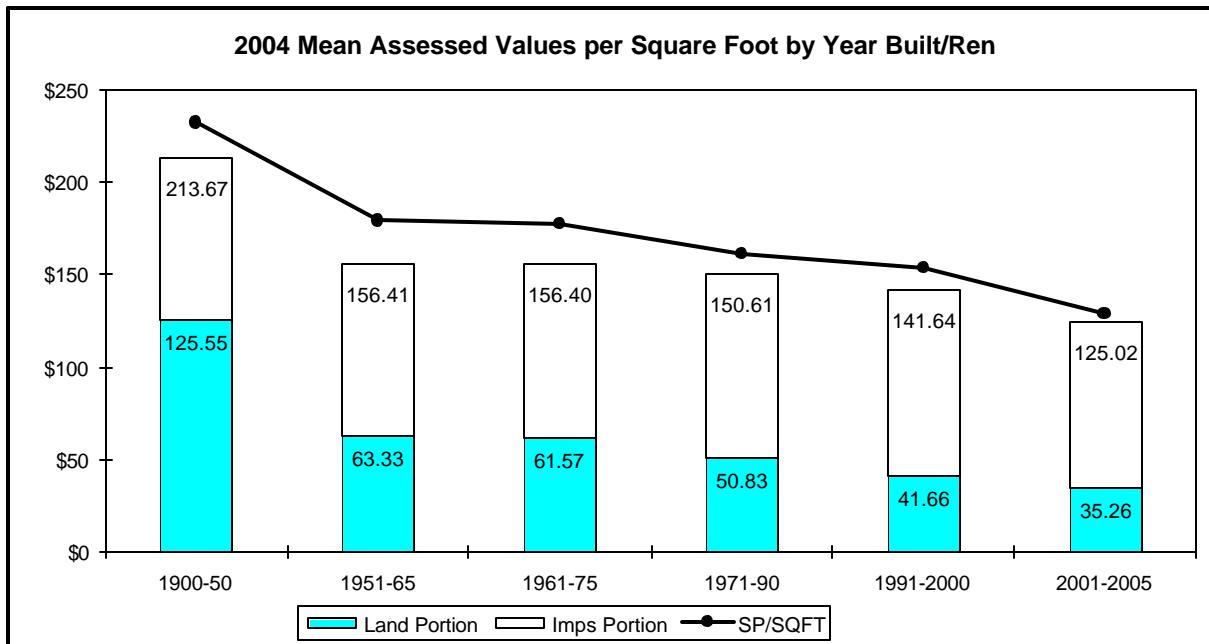
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	1	0.08%	3	8	0.14%
4	0	0.00%	4	24	0.43%
5	4	0.31%	5	97	1.72%
6	27	2.12%	6	358	6.36%
7	580	45.63%	7	2568	45.65%
8	428	33.67%	8	1604	28.51%
9	203	15.97%	9	744	13.22%
10	28	2.20%	10	180	3.20%
11	0	0.00%	11	33	0.59%
12	0	0.00%	12	8	0.14%
13	0	0.00%	13	2	0.04%
1271			5626		



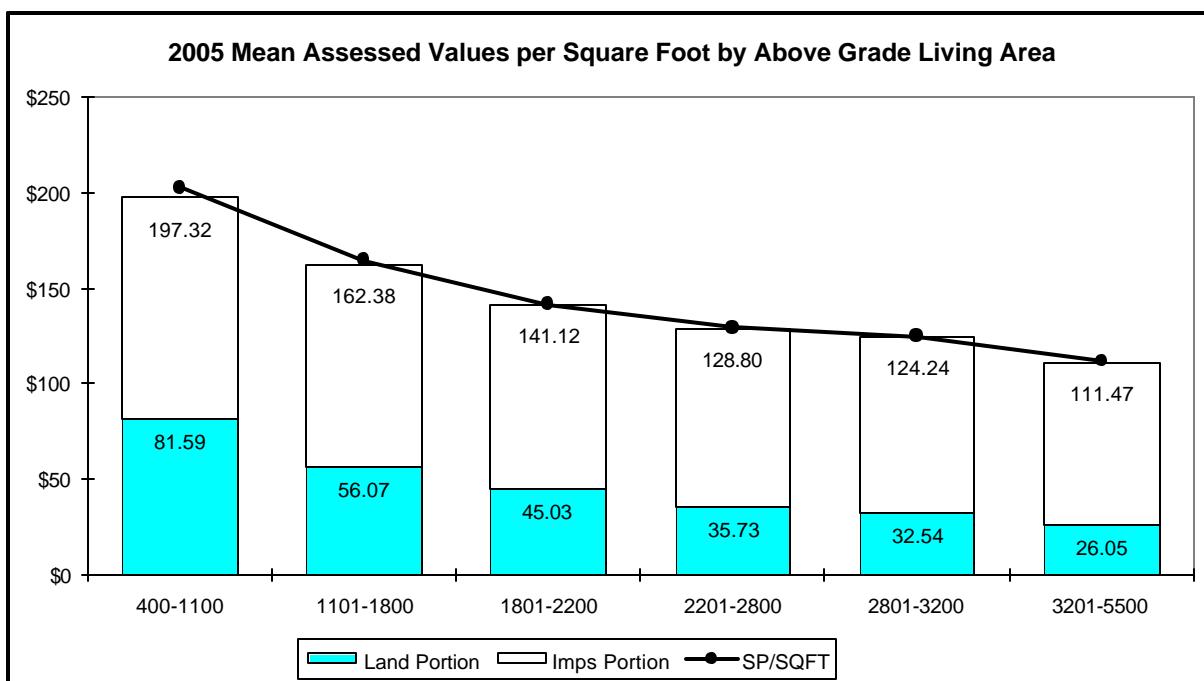
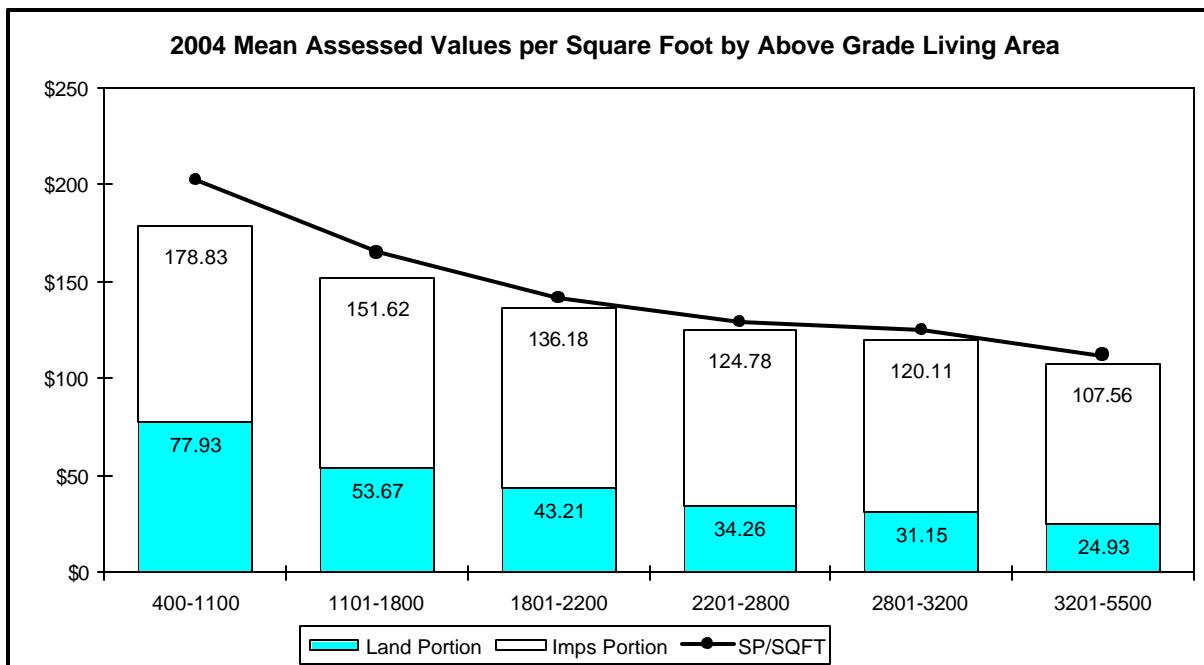
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



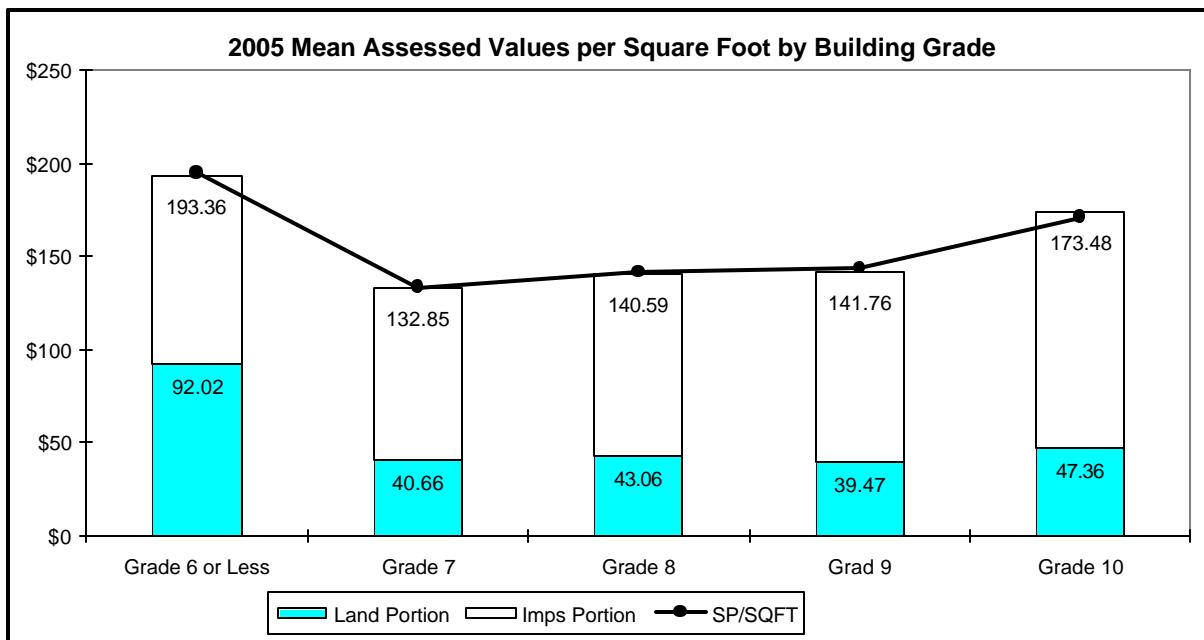
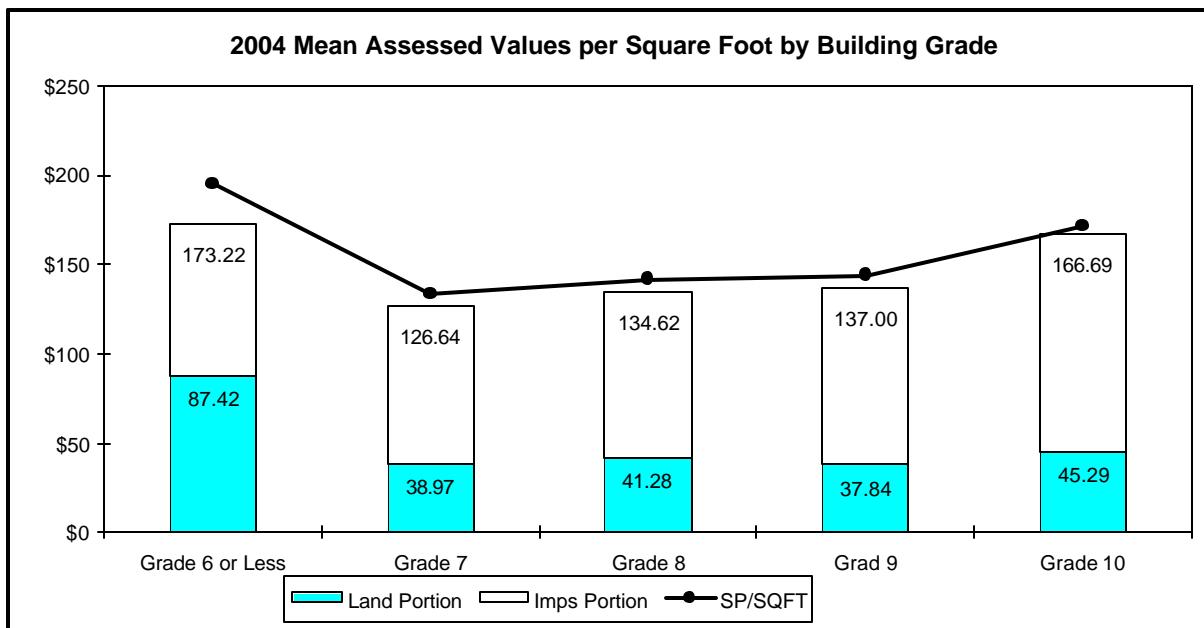
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***



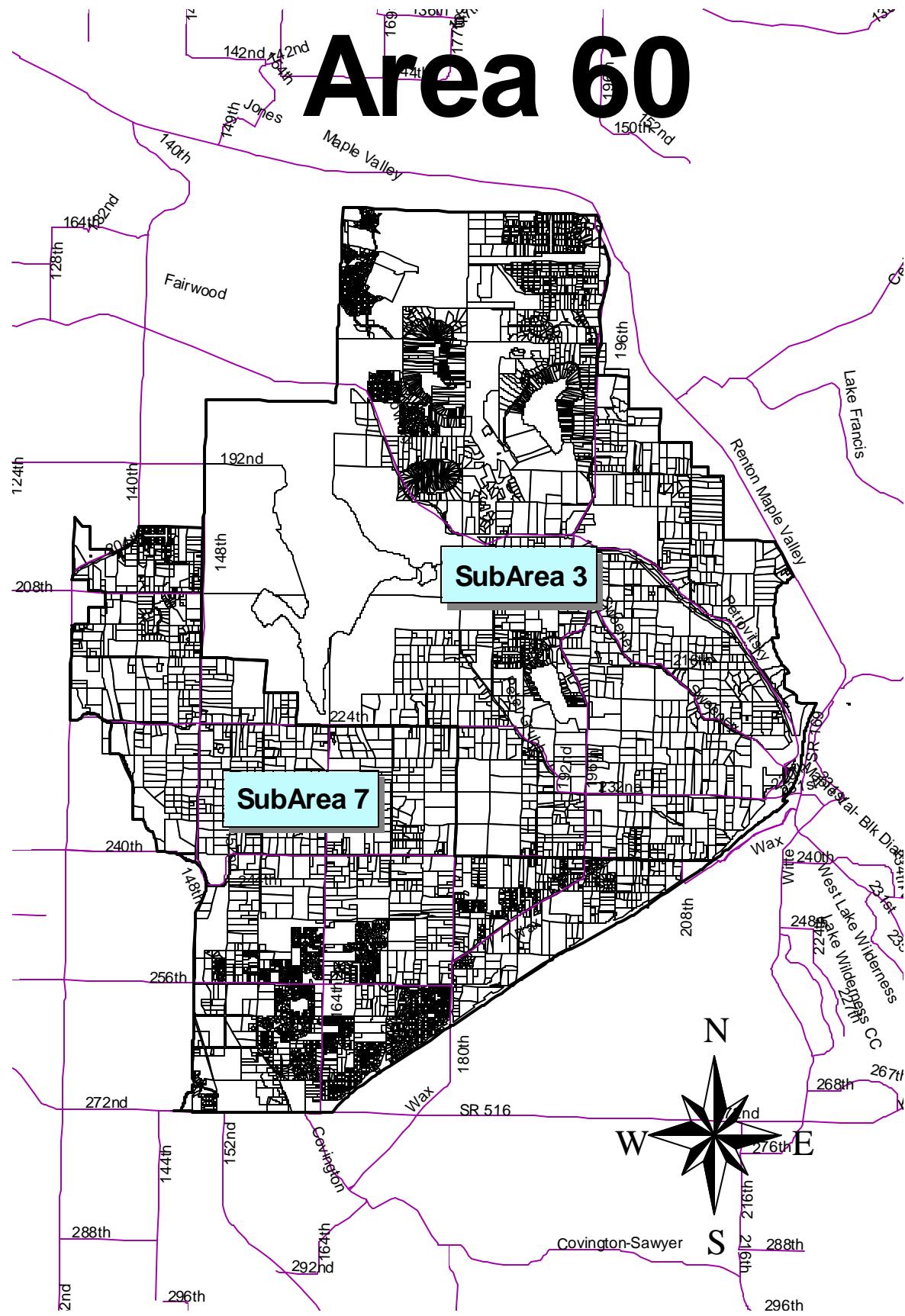
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area 60



Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the **56** usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **5.0 %** increase in land assessments in the area for the 2005 Assessment Year. The formula is:

If Non-Waterfront then 2005 Land Value = 2004 Land Value x 1.05 (WftLoc <> 8);

If Waterfront then 2005 Land Value = 2004 Land Value x 1.10 if WftLoc = 8 and MajNumeric<>770260; x 1.25 if WftLoc = 8 and MajNumeric=770260, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the **1271** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, older homes (year built later than 1975, grade 9 or lower, less than 2 story and Non-Wft) and Lake front homes were at a lower average ratio (assessed value/sale price) and will be adjusted upward more than others. Lakefront homes on Shady Lake having 5 improved and 7 vacant sales indicated an upward adjustment near 25%; other lakes with a total of 4 improved and 7 vacant sales indicated an upward adjustment near 10%). Homes in the plats of Abbotsford Estates (Major 001190), Crofton Hills (Major 184313), Pioneer Ridge (Major 680630) and Trovitsky Park (Majors 869150 & 869151) are at a higher ratio; these will be adjusted downward. Homes in McGarvey Park (Majors 955800 thru 955805) are at a slightly higher ratio; these will be adjusted upwards less than others.

The derived adjustment formula for Non-Waterfront is:

2005 Total Value = 2004 Total Value / .9493406 + 5.730227E-02 If Major = 001190 +.0565632 If Major = 184313 +7.781379E-02 If Major = 680630 +2.102915E-02 If Major = 955800 thru 955805
+6.338628E-02 If Major = 869150 or 869151 -5.519217E-02 if OldYB

The derived adjustment formula for Waterfront (small lake) is:

2005 Total Value = 2004 Total Value x 1.25 If WftLoc code = 8 & MajNumeric = 770260 x 1.10 if WftLoc code = 8 & MajNumeric <> 770260

The resulting total value is rounded down to the next \$1,000, *then:*

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Other:

- *If multiple houses exist on a non - waterfront parcel (WftLoc code <> 8), the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.04)
- *If multiple houses exist on Shady Lake waterfront (Major = 770260 and WftLoc code = 8), the Improvement % Change indicated by the waterfront adjustment is used to arrive at new total value (Previous Total Value * 1.25)
- *If multiple houses exist on Waterfront excluding Shady Lake (Major <> 770260 and WftLoc code = 8), the Improvement % Change indicated by the waterfront adjustment is used to arrive at new total value (Previous Total Value * 1.1)
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.04).
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
- *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
- *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2005 Total Value = 2005 Land Value + Previous Improvement Value * 1.04, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 60 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall for Non-Waterfront (if no other adjustments apply)

5.34%	
Older House (<1975, <2 Stry, <Grade 10, Non Wft)	Yes
% Adjustment	6.38%
Major 001190 (Abbotsford Estates)	Yes
% Adjustment	-6.00%
Major 184313 (Crofton Hills)	Yes
% Adjustment	-5.92%
Major 680630 (Pioneer Ridge)	Yes
% Adjustment	-7.98%
Major's 955800 thru 955805 (McGarvey Park Div 1 - 6)	Yes
% Adjustment	-2.28%
Major's 869150 and 869151 (Trovitsky Park Div 1 & 2)	Yes
% Adjustment	-6.59%

Adjustments for Waterfront on Small Lake (Wft Loc 8)

Shady Lake Wft	
% Adjustment	25.00%
Non Shady Lake Wft	
% Adjustment	10.00%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an older house (1974 or older, grade 9 or lower, less than a 2 story that is non-waterfront) would approximately receive a 11.72% upward adjustment (5.34% + 6.38%). This adjustment is based on 143 sales and applied to 1635 properties which is 29% of the population.

Waterfront parcels were well below assessment levels of other properties in the area. There are 200 properties on 4 small lakes, 3.5% of the population. Of the total small lake population 56 parcels are on Shady Lake with the remaining lakes having 144 parcels.

Generally older, lower grade parcels were at a lower assessment level than newer parcels. This model corrects for these strata differences.

57.4% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone. No single parcel will receive a multi variable adjustment.

Area 60 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
001190	Abbotsford Estates	15	21	71.4%	SW-23-22-5	7	7 - 8	2003 thru 2004	155 th Ave SE and SE 252ND PL
184313	Crofton Hills	85	95	89.5%	SE-23-22-5	7	7	2003	161 st Ave SE and SE 254 th St
680630	Pioneer Ridge	11	106	10.4%	SE-26-22-5	7	9 - 10	1994 thru 2003	161 st Ave SE and SE 266 th St
955800 thru 955805	McGarvey Park	291	422	68.9%	SW-25-23-5	3	8 – 10	2001 thru 2004	SE 173 rd St and 166 th PI SE
869150 thru 869151	Trovitsky Park Div 1 & 2	92	116	79.3%	NW-36-23-5	3	7	2003 thru 2004	SE 180rd PI and 171 st Ct SE

Area 60 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.3.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6 or Less	32	0.890	0.987	10.9%	0.952	1.021
7	580	0.960	0.998	3.9%	0.992	1.004
8	428	0.950	0.992	4.5%	0.985	0.999
9	203	0.949	0.982	3.5%	0.973	0.990
10	28	0.968	1.007	4.1%	0.978	1.036
Year Built/Ren Ranges	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1950	8	0.910	1.003	10.2%	0.919	1.087
1951-1965	47	0.875	0.981	12.2%	0.953	1.009
1966-1975	108	0.882	0.980	11.1%	0.964	0.996
1976-1990	94	0.938	0.987	5.1%	0.968	1.005
1991-2000	133	0.925	0.967	4.5%	0.952	0.981
>2000	881	0.970	1.000	3.1%	0.996	1.004
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	1162	0.958	0.994	3.7%	0.990	0.998
Good	102	0.887	0.977	10.1%	0.962	0.992
Very Good	7	0.858	0.978	14.0%	0.868	1.088
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	245	0.898	0.976	8.7%	0.964	0.987
1.5	13	0.937	0.999	6.6%	0.961	1.038
2	1012	0.964	0.996	3.3%	0.992	1.000
3	1	0.909	0.957	5.3%	NA	NA
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
400-1100	62	0.883	0.970	9.9%	0.951	0.989
1101-1800	250	0.924	0.987	6.8%	0.977	0.997
1801-2200	279	0.962	0.997	3.6%	0.988	1.005
2201-2800	391	0.964	0.995	3.2%	0.989	1.001
2801-3200	178	0.961	0.994	3.5%	0.984	1.004
3201-5500	111	0.958	0.993	3.6%	0.978	1.007

Area 60 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1225	0.955	0.994	4.0%	0.990	0.998
Y	46	0.920	0.976	6.2%	0.952	1.001
All Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1262	0.955	0.993	4.0%	0.989	0.997
Y	9	0.813	0.966	18.8%	0.882	1.049
Shady Lake Wft	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1266	0.955	0.993	4.0%	0.989	0.997
Y	5	0.772	0.964	24.8%	0.865	1.063
Wft (Excluding Shady Lake)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1267	0.954	0.993	4.1%	0.989	0.997
Y	4	0.882	0.969	9.8%	0.815	1.123
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	519	0.956	0.988	3.3%	0.982	0.994
7	752	0.951	0.997	4.8%	0.992	1.003
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2000-4500	193	0.973	1.009	3.7%	1.000	1.017
4501-6000	446	0.977	1.007	3.1%	1.002	1.013
6001-8000	277	0.959	0.990	3.2%	0.982	0.997
08001-12000	153	0.934	0.980	4.9%	0.969	0.991
12001-20000	62	0.907	0.982	8.2%	0.961	1.003
20001-43559	53	0.905	0.976	7.9%	0.947	1.006
1AC-5AC	71	0.881	0.940	6.6%	0.918	0.962
5.1AC-20AC	16	0.935	0.994	6.3%	0.916	1.071

Area 60 Annual Update Ratio Confidence Intervals

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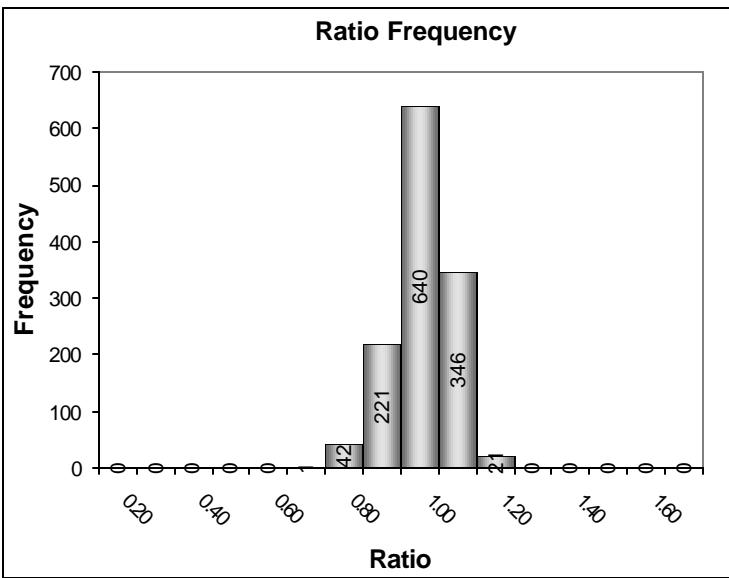
It is difficult to draw valid conclusions when the sales count is low.

Older House (<1975, <2 Stry, <Grade 10, Non Wft)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1128	0.959	0.993	3.5%	0.989	0.997
Y	143	0.888	0.991	11.6%	0.977	1.005
Major 001190 (Abbotsford Estates)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1256	0.953	0.993	4.2%	0.989	0.997
Y	15	1.002	0.994	-0.7%	0.965	1.024
Major 184313 (Crofton Hills)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1186	0.950	0.993	4.5%	0.989	0.997
Y	85	1.005	0.997	-0.8%	0.988	1.007
Major 680630 (Pioneer Ridge)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1260	0.953	0.993	4.2%	0.989	0.997
Y	11	1.026	0.998	-2.8%	0.977	1.018
Major 955800 thru 955805 (McGarvey Park Div 1 - 6)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	980	0.949	0.993	4.6%	0.988	0.997
Y	291	0.965	0.994	2.9%	0.987	1.000
Major 869150 thru 869151 (Trovitsky Park Div 1 & 2)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1179	0.949	0.993	4.6%	0.989	0.997
Y	92	1.009	0.995	-1.4%	0.984	1.006

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SE / Team - 2	Lien Date: 01/01/2004	Date of Report: 4/18/2005	Sales Dates: 1/2003 - 12/2004
Area Lake Youngs	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1271		
Mean Assessed Value	291,000		
Mean Sales Price	305,200		
Standard Deviation AV	76,681		
Standard Deviation SP	83,161		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.957		
Median Ratio	0.962		
Weighted Mean Ratio	0.953		
UNIFORMITY			
Lowest ratio	0.695		
Highest ratio:	1.170		
Coefficient of Dispersion	6.08%		
Standard Deviation	0.075		
Coefficient of Variation	7.80%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.957		
Upper limit	0.967		
95% Confidence: Mean			
Lower limit	0.953		
Upper limit	0.961		
SAMPLE SIZE EVALUATION			
N (population size)	5626		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.075		
Recommended minimum:	9		
Actual sample size:	1271		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	599		
# ratios above mean:	672		
Z:	2.048		
Conclusion:	Non-normal		



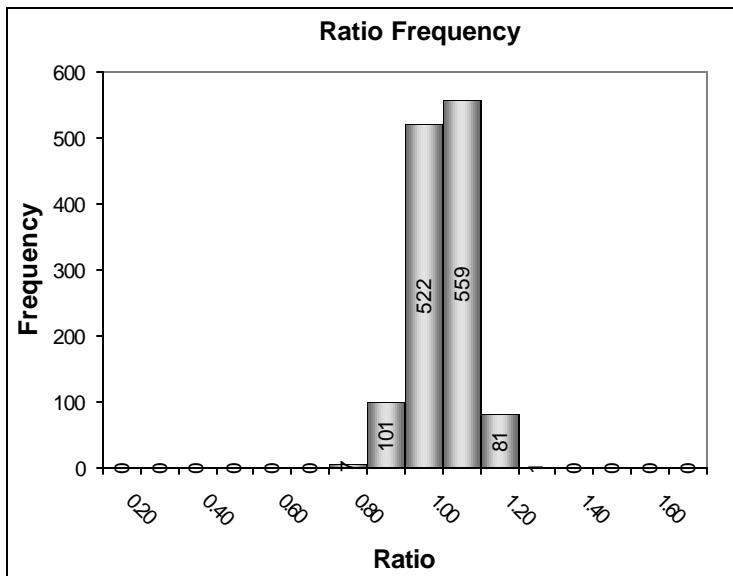
COMMENTS:

1 to 3 Unit Residences throughout area 60

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SE / Team - 2	Lien Date: 01/01/2005	Date of Report: 4/18/2005	Sales Dates: 1/2003 - 12/2004
Area Lake Youngs	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1271		
Mean Assessed Value	303,000		
Mean Sales Price	305,200		
Standard Deviation AV	78,216		
Standard Deviation SP	83,161		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.000		
Weighted Mean Ratio	0.993		
UNIFORMITY			
Lowest ratio	0.760		
Highest ratio:	1.232		
Coefficient of Dispersion	5.45%		
Standard Deviation	0.070		
Coefficient of Variation	7.04%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.996		
Upper limit	1.005		
95% Confidence: Mean			
Lower limit	0.994		
Upper limit	1.002		
SAMPLE SIZE EVALUATION			
N (population size)	5626		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.070		
Recommended minimum:	8		
Actual sample size:	1271		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	618		
# ratios above mean:	653		
Z:	0.982		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 60

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	400840	0125	3/7/03	\$175,000	420	0	3	1945	3	12296	Y	Y	18360 W LAKE DESIRE DR SE
003	511280	0130	7/30/03	\$160,550	710	0	5	1957	4	19159	N	N	19015 SE 170TH ST
003	511310	0050	5/18/04	\$181,750	860	0	6	1964	4	17730	N	N	18816 SE 164TH ST
003	511300	0330	3/21/03	\$219,000	1000	0	6	1961	3	20000	N	N	19015 SE 163RD ST
003	117300	0030	2/7/03	\$175,000	1010	0	6	1968	4	9600	N	N	19440 SE 176TH ST
003	511280	0418	4/10/03	\$175,000	1020	0	6	1962	3	10500	N	N	16822 194TH AV SE
003	511280	0211	2/21/03	\$153,000	1030	0	6	1964	3	17550	N	N	16831 190TH AV SE
003	511320	0300	4/27/04	\$189,900	1060	0	6	1974	4	15200	N	N	18657 SE 162ND ST
003	770260	0280	11/24/03	\$310,000	1140	0	6	1952	3	13716	Y	Y	17433 SE 192ND DR
003	062206	9022	7/12/04	\$190,000	1170	0	6	1900	5	220413	N	N	19603 SE LAKE YOUNGS RD
003	511310	0090	8/30/04	\$224,000	1240	0	6	1971	4	16000	N	N	18825 SE 163RD ST
003	302306	9078	6/6/03	\$179,250	1320	0	6	1957	4	10890	N	N	19207 SE 164TH ST
003	511280	0417	5/19/03	\$175,000	1330	0	6	1962	3	7950	N	N	19411 SE 168TH ST
003	511290	0120	4/1/04	\$209,495	1380	0	6	1967	4	29800	N	N	16614 188TH AV SE
003	172206	9019	4/29/03	\$379,000	1410	720	6	1936	5	274428	N	N	20401 SE 232ND ST
003	511328	0020	9/10/04	\$300,000	1570	0	6	1985	3	128937	N	N	23012 210TH AV SE
003	511325	0200	1/21/03	\$195,000	1800	0	6	1988	3	16038	N	N	18435 SE 162ND ST
003	511310	0010	10/8/04	\$221,000	860	830	7	1960	4	19000	N	N	16331 190TH AV SE
003	172206	9040	2/26/04	\$285,000	1020	1020	7	1969	4	108464	N	N	22819 204TH AV SE
003	082206	9069	2/27/03	\$350,000	1060	600	7	1991	3	218671	N	N	20607 SE 222ND ST
003	511300	0600	4/10/03	\$219,950	1070	950	7	1960	3	24800	N	N	19057 SE 161ST ST
003	322306	9119	9/9/03	\$290,000	1080	720	7	1972	3	43783	N	N	19018 196TH AV SE
003	511310	0270	10/26/04	\$280,000	1140	1140	7	1966	4	20792	N	N	16006 188TH AV SE
003	770162	0010	8/16/04	\$286,000	1140	1010	7	1996	3	9532	N	N	21420 191ST AV SE
003	401080	0050	6/24/04	\$424,950	1180	1150	7	2000	3	14742	Y	Y	18536 W LAKE DESIRE DR SE
003	092206	9098	11/22/04	\$275,000	1230	0	7	1973	3	97138	N	N	22013 215TH AV SE
003	511300	0550	11/19/04	\$274,000	1240	110	7	1965	4	22200	N	N	19005 SE 161ST ST
003	302306	9145	9/17/03	\$220,000	1260	0	7	1968	4	23958	N	N	19440 SE 168TH ST
003	322306	9111	4/23/03	\$285,000	1270	100	7	1968	4	97574	Y	N	20108 SE 185TH PL
003	072206	9190	10/19/04	\$208,000	1280	0	7	1991	3	18718	N	N	21721 PETER GRUBB RD SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	793760	0465	5/29/03	\$325,000	1310	0	7	1954	5	30100	Y	Y	19206 SE 184TH ST
003	092206	9135	11/22/04	\$340,000	1330	620	7	1972	3	108908	N	N	21625 215TH PL SE
003	092206	9135	12/16/03	\$328,900	1330	620	7	1972	3	108908	N	N	21625 215TH PL SE
003	511280	0052	9/12/03	\$265,000	1330	940	7	1978	4	24000	N	N	17019 193RD AV SE
003	511290	0080	5/26/04	\$210,000	1360	0	7	1963	4	24000	N	N	18816 SE 168TH ST
003	292306	9048	8/31/04	\$332,000	1380	0	7	1957	3	341946	N	N	16655 196TH AV SE
003	770260	0510	5/28/04	\$515,000	1400	1400	7	1966	4	24495	Y	Y	17861 SE 192ND DR
003	770260	0980	9/13/04	\$335,000	1520	900	7	1970	3	88077	N	N	17805 SE 196TH DR
003	793760	0525	11/22/04	\$355,450	1530	1500	7	1974	3	23200	N	N	18101 EAST SPRING LAKE DR SE
003	302306	9069	7/8/04	\$260,000	1540	0	7	1964	4	25264	N	N	18831 SE 164TH ST
003	072206	9214	4/13/04	\$255,000	1560	0	7	1968	4	23100	N	N	21320 185TH AV SE
003	770260	0250	5/9/03	\$478,000	1570	1120	7	1960	5	13662	Y	Y	17415 SE 192ND DR
003	302306	9077	6/8/04	\$231,900	1600	0	7	1960	4	24393	N	N	19229 SE 164TH ST
003	869151	0300	7/6/04	\$247,780	1600	0	7	2004	3	4863	N	N	18206 168TH WY SE
003	511290	0170	8/20/03	\$256,000	1720	0	7	1992	3	24000	N	N	19042 SE 168TH ST
003	511290	0450	5/24/04	\$258,500	1750	0	7	1996	3	20900	N	N	16838 186TH AV SE
003	770260	0430	8/24/04	\$378,500	1760	0	7	1959	4	16840	Y	Y	17655 SE 192ND DR
003	511280	0181	8/10/04	\$285,000	1780	0	7	1960	3	29917	N	N	18835 SE 170TH ST
003	770170	0560	5/20/03	\$271,500	1830	0	7	1991	3	18607	N	N	18519 SE 216TH ST
003	172206	9054	4/15/03	\$385,000	1860	1960	7	1962	3	107157	N	N	22437 212TH AV SE
003	780190	0010	9/22/03	\$359,750	1880	0	7	1994	3	54014	N	N	20410 SE 194TH PL
003	869150	0900	10/27/03	\$277,135	1900	0	7	2003	3	6263	N	N	18021 171ST AV SE
003	869150	0910	3/24/04	\$265,210	1900	0	7	2004	3	5842	N	N	18013 171ST AV SE
003	869150	0180	12/1/03	\$260,786	1900	0	7	2003	3	5767	N	N	17010 SE 180TH PL
003	869150	0470	8/20/03	\$246,560	1900	0	7	2003	3	6206	N	N	16940 SE 183RD PL
003	869150	0040	11/7/03	\$249,180	1900	0	7	2003	3	5668	N	N	17112 SE 181ST PL
003	869151	0550	5/14/04	\$273,965	1900	0	7	2004	3	6126	N	N	16916 SE 182ND PL
003	082206	9055	12/30/03	\$370,000	1940	500	7	1980	3	218671	N	N	20630 SE 222ND ST
003	869150	0730	10/10/03	\$263,815	1950	0	7	2003	3	7164	N	N	17127 SE 181ST PL
003	172206	9157	9/17/03	\$320,000	1980	0	7	1989	3	217800	N	N	22416 202ND AV SE
003	252305	9016	8/1/03	\$340,000	2030	0	7	1984	4	38450	N	N	17727 SE 173RD PL

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	869150	0810	11/11/03	\$294,597	2056	0	7	2003	3	5827	N	N	18201 171ST AV SE
003	869150	0880	1/6/04	\$275,877	2100	0	7	2004	3	5722	N	N	18037 171ST AV SE
003	869150	0110	9/29/03	\$269,610	2100	0	7	2003	3	9080	N	N	17123 SE 180TH CT
003	770260	1049	11/30/04	\$271,500	2130	0	7	1970	4	24186	N	N	17403 SE 196TH DR
003	869150	0750	7/24/03	\$260,645	2130	0	7	2003	3	4796	N	N	17115 SE 181ST PL
003	869150	0130	7/25/03	\$302,560	2230	0	7	2003	3	10316	N	N	17120 SE 180TH CT
003	869150	0170	1/5/04	\$290,930	2230	0	7	2004	3	6667	N	N	17016 SE 180TH PL
003	869150	0100	6/27/03	\$273,223	2230	0	7	2003	3	8005	N	N	17117 SE 180TH CT
003	869150	0830	12/26/03	\$286,460	2230	0	7	2004	3	6366	N	N	18139 171ST AV SE
003	869150	0050	6/17/03	\$261,975	2230	0	7	2003	3	5787	N	N	18118 171ST AV SE
003	869150	0890	10/8/03	\$273,290	2230	0	7	2004	3	6369	N	N	18029 171ST AV SE
003	869150	0870	4/2/04	\$270,595	2230	0	7	2004	3	5809	N	N	18107 171ST AV SE
003	869150	0840	3/3/04	\$268,941	2230	0	7	2004	3	5680	N	N	18131 171ST AV SE
003	869150	0770	9/22/03	\$260,215	2230	0	7	2003	3	5607	N	N	18142 171ST AV SE
003	092206	9066	8/22/03	\$374,950	2240	0	7	1958	4	96703	N	N	21717 SE PETROVITSKY RD
003	869150	0460	8/20/03	\$253,000	2240	0	7	2003	3	6516	N	N	18141 169TH AV SE
003	869150	0060	7/10/03	\$251,736	2240	0	7	2003	3	5908	N	N	18110 171ST AV SE
003	869151	0560	6/3/04	\$291,460	2240	0	7	2004	3	6401	N	N	16910 SE 182ND PL
003	869151	0520	5/24/04	\$282,135	2240	0	7	2004	3	6193	N	N	16917 SE 182ND PL
003	869150	0930	12/1/03	\$330,090	2290	0	7	2004	3	6595	N	N	17013 SE 180TH PL
003	869150	0850	2/2/04	\$279,710	2290	0	7	2004	3	5592	N	N	18123 171ST AV SE
003	869150	0440	8/20/03	\$248,400	2290	0	7	2003	3	6296	N	N	17008 SE 183RD PL
003	869150	0280	6/5/04	\$351,650	2330	0	7	2004	3	6801	N	N	18035 170TH PL SE
003	869150	0010	9/16/03	\$306,070	2330	0	7	2003	3	7632	N	N	17130 SE 181ST PL
003	869150	0790	8/8/03	\$307,705	2330	0	7	2003	3	6738	N	N	18200 171ST AV SE
003	869150	0140	10/21/03	\$290,735	2330	0	7	2003	3	5568	N	N	17116 SE 180TH CT
003	869150	0780	10/27/03	\$288,660	2330	0	7	2000	3	5779	N	N	18150 171ST AV SE
003	869150	0030	6/30/03	\$274,435	2330	0	7	2003	3	7538	N	N	17118 SE 181ST PL
003	869150	0820	10/31/03	\$283,365	2330	0	7	2003	3	6062	N	N	18147 171ST AV SE
003	869150	0610	3/18/04	\$282,520	2330	0	7	2004	3	5134	N	N	18259 171ST CT SE
003	869150	0760	12/17/03	\$277,110	2330	0	7	2003	3	6559	N	N	18134 171ST AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	869150	0710	11/6/03	\$270,120	2330	0	7	2003	3	6349	N	N	18212 171ST CT SE
003	869150	0640	10/14/03	\$281,740	2380	0	7	2003	3	6240	N	N	18252 171ST CT SE
003	072206	9217	6/12/03	\$460,000	2400	1080	7	1998	3	41988	Y	Y	21456 191ST PL SE
003	052206	9078	6/29/04	\$499,000	2414	1353	7	1999	3	205167	Y	N	20330 198TH AV SE
003	869150	0410	3/9/04	\$333,540	2480	0	7	2004	3	6112	N	N	16949 SE 182ND PL
003	869150	0090	2/10/04	\$331,525	2480	0	7	2004	3	6973	N	N	17109 SE 180TH CT
003	869150	0250	11/28/03	\$330,590	2480	0	7	2004	3	5806	N	N	18011 170TH PL SE
003	869150	0940	2/25/04	\$327,840	2480	0	7	2004	3	6361	N	N	18022 170TH PL SE
003	869150	0430	8/20/03	\$317,400	2480	0	7	2003	3	6296	N	N	17014 SE 183RD PL
003	869150	1020	1/9/04	\$311,511	2480	0	7	2004	3	7482	N	N	18210 170TH PL SE
003	869150	0330	2/18/04	\$310,355	2480	0	7	2004	3	7265	N	N	18129 170TH PL SE
003	869150	0700	12/1/03	\$308,130	2480	0	7	2004	3	6029	N	N	18216 171ST CT SE
003	869150	0960	3/5/04	\$306,800	2480	0	7	2004	3	7654	N	N	18038 170TH PL SE
003	869150	0860	1/20/04	\$294,570	2480	0	7	2004	3	5847	N	N	18115 171ST AV SE
003	869150	0370	4/13/04	\$293,750	2480	0	7	2004	3	6515	N	N	16923 SE 182ND PL
003	869150	0390	4/5/04	\$290,485	2480	0	7	2004	3	5761	N	N	16935 SE 182ND PL
003	869151	0310	7/22/04	\$292,410	2480	0	7	2004	3	4950	N	N	18144 168TH WY SE
003	869150	0310	1/14/04	\$327,445	2490	0	7	2003	3	6195	N	N	18113 170TH PL SE
003	092206	9168	1/16/04	\$390,000	2500	0	7	1985	3	100188	N	N	22213 217TH AV SE
003	869150	0720	1/27/04	\$275,840	2620	0	7	2003	3	10088	N	N	18208 171ST CT SE
003	869150	0270	6/21/04	\$344,895	2630	0	7	2004	3	7692	N	N	18027 170TH PL SE
003	869150	0240	11/24/03	\$337,205	2630	0	7	2004	3	6176	N	N	18003 170TH PL SE
003	869150	0300	4/30/04	\$321,465	2630	0	7	2004	3	6927	N	N	18105 171ST PL SE
003	869150	0160	10/28/03	\$322,950	2690	0	7	2003	3	8095	N	N	17022 SE 180TH PL
003	869150	0450	8/20/03	\$315,560	2820	0	7	2003	3	6603	N	N	16956 SE 183RD PL
003	072206	9266	6/24/03	\$403,000	2870	0	7	1989	3	220849	N	N	20908 188TH AV SE
003	869150	0020	11/3/03	\$323,965	2910	0	7	2003	3	6796	N	N	17124 SE 181ST PL
003	869150	0080	8/21/03	\$341,660	2910	0	7	2003	3	9304	N	N	18028 171ST AV SE
003	869150	0740	10/7/03	\$304,500	2910	0	7	2003	3	5604	N	N	17121 SE 181ST PL
003	869150	0600	8/26/03	\$290,140	2910	0	7	2003	3	5898	N	N	18255 171ST CT SE
003	869150	0590	8/4/03	\$314,265	2950	0	7	2003	3	8828	N	N	18235 171ST CT SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	869150	0150	11/12/03	\$361,110	3030	0	7	2003	3	9373	N	N	17108 SE 180TH CT
003	869150	0690	11/21/03	\$343,435	3030	0	7	2004	3	6370	N	N	18220 171ST CT SE
003	869150	0120	9/10/03	\$346,590	3030	0	7	2003	3	10308	N	N	17126 SE 180TH CT
003	770170	0470	4/8/04	\$379,950	3040	0	7	2000	3	20868	N	N	21520 185TH AV SE
003	770170	0470	3/24/03	\$339,950	3040	0	7	2000	3	20868	N	N	21520 185TH AV SE
003	869150	0380	7/13/04	\$355,215	3220	0	7	2004	3	6196	N	N	16929 SE 182ND PL
003	869150	0340	7/20/04	\$349,900	3220	0	7	2004	3	6727	N	N	16946 SE 182ND PL
003	869150	0420	8/20/03	\$317,400	3220	0	7	2003	3	6842	N	N	17020 SE 183RD PL
003	869150	0920	11/7/03	\$334,080	3220	0	7	2004	3	6726	N	N	17021 SE 180TH PL
003	869151	0540	7/16/04	\$356,046	3220	0	7	2004	3	5735	N	N	18216 169TH AV SE
003	869150	0950	5/4/04	\$365,265	3410	0	7	2004	3	7190	N	N	18030 170TH PL SE
003	042206	9088	8/11/03	\$475,000	3600	0	7	1983	3	224334	Y	N	20712 216TH AV SE
003	869150	0660	7/16/03	\$398,475	3930	0	7	2003	3	6241	N	N	18240 171ST CT SE
003	869150	0570	7/15/03	\$392,995	3930	0	7	2003	3	7419	N	N	18222 171ST AV SE
003	869150	1000	7/7/04	\$421,125	3930	0	7	2004	3	7456	N	N	18132 170TH PL SE
003	869150	1010	4/1/04	\$414,881	3930	0	7	2004	3	7127	N	N	18202 170TH PL SE
003	869150	0580	8/19/03	\$407,280	3930	0	7	2003	3	8313	N	N	18214 171ST AV SE
003	869150	0540	8/20/03	\$379,040	3930	0	7	2003	3	6300	N	N	17011 SE 183RD PL
003	869150	0680	9/4/03	\$399,550	3930	0	7	2003	3	8074	N	N	18226 171ST CT SE
003	869150	0350	9/23/04	\$389,794	3930	0	7	2004	3	7926	N	N	16934 SE 182ND PL
003	869150	0550	11/18/04	\$432,500	4190	0	7	2003	3	6301	N	N	17019 SE 183RD PL
003	869150	0970	12/30/03	\$439,770	4190	0	7	2004	3	7820	N	N	18108 170TH PL SE
003	869150	0630	10/1/03	\$420,795	4190	0	7	2003	3	6240	N	N	18256 171ST CT SE
003	869150	0260	6/8/04	\$416,040	4190	0	7	2004	3	8815	N	N	18019 170TH PL SE
003	869150	0990	5/17/04	\$406,195	4190	0	7	2004	3	7504	N	N	18124 170TH PL SE
003	869150	0200	6/14/04	\$395,645	4190	0	7	2004	3	6244	N	N	16930 SE 180TH PL
003	869150	0650	9/25/03	\$389,260	4190	0	7	2003	3	6240	N	N	18246 171ST CT SE
003	869150	0550	8/20/03	\$363,400	4190	0	7	2003	3	6301	N	N	17019 SE 183RD PL
003	869150	0620	8/15/03	\$374,550	4190	0	7	2003	3	7986	N	N	23208 NE 126TH ST
003	511310	0140	8/16/04	\$279,000	1370	470	8	1987	3	19350	N	N	18843 SE 161ST ST
003	072206	9225	9/4/03	\$335,000	1480	0	8	1968	4	126324	N	N	21620 196TH AV SE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	172206	9045	2/6/04	\$389,950	1560	450	8	1966	3	212573	N	N	21004 SE 240TH ST
003	322306	9120	11/6/03	\$300,000	1610	0	8	1975	3	130680	N	N	19004 196TH AV SE
003	955800	0150	11/10/04	\$313,363	1620	0	8	2004	3	4150	N	N	17046 PARKSIDE WY SE
003	955800	0750	12/8/03	\$289,618	1620	0	8	2004	3	4048	N	N	16955 166TH PL SE
003	955800	0860	6/4/04	\$279,950	1620	0	8	2004	3	4734	N	N	17074 166TH PL SE
003	955800	0170	5/25/04	\$271,753	1620	0	8	2004	3	3759	N	N	17005 PARKSIDE WY SE
003	955800	0250	3/11/04	\$266,919	1620	0	8	2004	3	3975	N	N	17069 PARKSIDE WY SE
003	955800	0890	4/27/04	\$266,130	1620	0	8	2004	3	4141	N	N	17050 166TH PL SE
003	955800	0720	11/26/03	\$259,955	1620	0	8	2004	3	3864	N	N	16934 WOODSIDE DR SE
003	955801	0240	6/16/04	\$282,160	1620	0	8	2004	3	4227	N	N	16624 SE 169TH ST
003	955801	0350	6/14/04	\$269,950	1620	0	8	2003	3	3950	N	N	16878 WOODSIDE DR SE
003	955801	0250	12/29/03	\$259,473	1620	0	8	2003	3	4039	N	N	16907 166TH PL SE
003	955802	0850	10/27/04	\$278,000	1620	0	8	2002	3	2930	N	N	17028 165TH AV SE
003	955802	0630	5/25/04	\$276,950	1620	0	8	2002	3	3510	N	N	17217 WOODSIDE DR SE
003	955802	0680	2/12/04	\$259,600	1620	0	8	2002	3	3450	N	N	17113 WOODSIDE DR SE
003	955803	0140	8/6/04	\$271,000	1620	0	8	2002	3	6913	N	N	16903 165TH PL SE
003	955803	0170	2/18/03	\$255,525	1620	0	8	2002	3	5011	N	N	16881 WOODSIDE DR SE
003	955803	0090	3/19/03	\$256,500	1620	0	8	2003	3	4872	N	N	16943 165TH PL SE
003	955803	0150	2/4/03	\$253,008	1620	0	8	2002	3	4974	N	N	16897 WOODSIDE DR SE
003	955803	0190	3/7/03	\$253,263	1620	0	8	2003	3	5262	N	N	16427 SE 168TH PL
003	955803	0060	2/14/03	\$249,950	1620	0	8	2002	3	3579	N	N	16941 WOODSIDE DR SE
003	955803	0140	2/13/03	\$245,243	1620	0	8	2002	3	6913	N	N	16903 165TH PL SE
003	955803	0040	1/3/03	\$240,926	1620	0	8	2002	3	3707	N	N	16925 WOODSIDE DR SE
003	955804	1110	5/19/03	\$264,116	1620	0	8	2003	3	3518	N	N	16858 164TH WY SE
003	955804	1020	8/22/03	\$257,505	1620	0	8	2003	3	3897	N	N	16761 WOODSIDE DR SE
003	955804	1000	6/24/03	\$252,615	1620	0	8	2003	3	3645	N	N	16748 WOODSIDE DR SE
003	955804	1040	8/11/03	\$253,720	1620	0	8	2003	3	3836	N	N	16745 WOODSIDE DR SE
003	955804	1080	9/16/03	\$250,709	1620	0	8	2003	3	4120	N	N	16713 WOODSIDE DR SE
003	955804	1060	8/8/03	\$243,520	1620	0	8	2003	3	3793	N	N	16731 WOODSIDE DR SE
003	955805	0520	7/21/04	\$285,362	1620	0	8	2004	3	3200	N	N	16153 PARKSIDE WY SE
003	955805	0660	8/2/04	\$281,950	1620	0	8	2004	3	3200	N	N	16162 167TH AV SE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	793760	0856	10/13/04	\$413,177	1630	900	8	1966	4	75794	N	N	17823 WEST SPRING LAKE DR SE
003	955802	1130	5/19/04	\$321,450	1720	0	8	2004	3	4375	N	N	16730 166TH PL SE
003	770260	0020	10/15/04	\$349,500	1800	0	8	1981	3	71002	N	N	19022 172ND PL SE
003	955803	0120	4/23/03	\$262,630	1820	0	8	2003	3	5273	N	N	16919 165TH PL SE
003	955800	0690	10/28/03	\$311,126	1870	0	8	2004	3	4235	N	N	16958 WOODSIDE DR SE
003	955800	0920	3/19/04	\$277,413	1870	0	8	2004	3	3636	N	N	17026 166TH PL SE
003	955800	0230	3/11/04	\$271,950	1870	0	8	2004	3	3896	N	N	17053 PARKSIDE WY SE
003	955801	0280	1/29/04	\$304,880	1870	0	8	2003	3	4135	N	N	16931 166TH PL SE
003	955801	0310	12/17/03	\$273,326	1870	0	8	2003	3	3862	N	N	16910 WOODSIDE DR SE
003	955804	0960	10/23/03	\$286,589	1870	0	8	2003	3	3600	N	N	16716 WOODSIDE DR SE
003	955804	1130	6/23/03	\$273,267	1870	0	8	2003	3	3584	N	N	16842 164TH WY SE
003	955804	0980	8/21/03	\$263,375	1870	0	8	2003	3	3614	N	N	16732 WOODSIDE DR SE
003	955805	0640	8/10/04	\$293,450	1870	0	8	2004	3	3200	N	N	16150 167TH AV SE
003	955800	0140	12/5/04	\$326,335	1900	0	8	2004	3	4150	N	N	17054 PARKSIDE WY SE
003	955800	0950	5/13/04	\$302,115	1900	0	8	2004	3	3832	N	N	17002 166TH PL SE
003	955800	0260	1/28/04	\$290,196	1900	0	8	2004	3	4552	N	N	17077 PARKSIDE WY SE
003	955800	0220	2/19/04	\$287,434	1900	0	8	2004	3	3933	N	N	17045 PARKSIDE WY SE
003	955800	0870	3/19/04	\$283,950	1900	0	8	2004	3	4319	N	N	17066 166TH PL SE
003	955800	0740	11/20/03	\$282,220	1900	0	8	2004	3	4135	N	N	16947 166TH PL SE
003	955800	0900	3/11/04	\$277,343	1900	0	8	2004	3	3955	N	N	17042 166TH PL SE
003	955800	0700	10/27/03	\$270,420	1900	0	8	2004	3	3864	N	N	16950 WOODSIDE DR SE
003	955801	0270	11/18/03	\$298,924	1900	0	8	2003	3	4135	N	N	16923 166TH PL SE
003	955801	0290	1/21/04	\$292,099	1900	0	8	2003	3	3864	N	N	16926 WOODSIDE DR SE
003	955801	0330	5/6/04	\$291,597	1900	0	8	2003	3	4916	N	N	16610 SE 169TH ST
003	955801	0360	6/13/04	\$300,000	1900	0	8	2004	3	5317	N	N	16870 WOODSIDE DR SE
003	955801	0320	12/18/03	\$277,530	1900	0	8	2003	3	3852	N	N	16902 WOODSIDE DR SE
003	955802	0620	5/25/04	\$306,915	1900	0	8	2002	3	3835	N	N	17240 164TH WY SE
003	955802	1140	6/9/04	\$327,950	1900	0	8	2004	3	4315	N	N	16722 166TH PL SE
003	955802	0650	7/31/03	\$285,000	1900	0	8	2002	3	3995	N	N	17201 WOODSIDE DR SE
003	955803	0050	5/19/03	\$273,675	1900	0	8	2002	3	3641	N	N	16933 WOODSIDE DR SE
003	955803	0180	3/25/03	\$267,210	1900	0	8	2002	3	5026	N	N	16435 SE 168TH PL

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955803	0160	2/14/03	\$266,722	1900	0	8	2003	3	3718	N	N	16889 WOODSIDE DR SE
003	955803	0130	4/23/03	\$266,270	1900	0	8	2003	3	4167	N	N	16911 165TH PL SE
003	955803	0030	1/16/03	\$264,084	1900	0	8	2002	3	3743	N	N	16917 WOODSIDE DR SE
003	955803	0100	3/31/03	\$264,190	1900	0	8	2003	3	4718	N	N	16935 165TH PL SE
003	955803	0070	2/4/03	\$258,808	1900	0	8	2002	3	3522	N	N	16949 WOODSIDE DR SE
003	955804	1050	4/14/04	\$287,755	1900	0	8	2003	3	3920	N	N	16737 WOODSIDE DR SE
003	955804	1070	9/18/03	\$275,779	1900	0	8	2003	3	4256	N	N	16721 WOODSIDE DR SE
003	955804	0990	6/20/03	\$271,899	1900	0	8	2003	3	3840	N	N	16740 WOODSIDE DR SE
003	955804	1120	5/27/03	\$271,305	1900	0	8	2003	3	3510	N	N	16850 164TH WY SE
003	955804	0970	9/25/03	\$267,388	1900	0	8	2003	3	3600	N	N	16724 WOODSIDE DR SE
003	955804	1050	9/5/03	\$269,998	1900	0	8	2003	3	3920	N	N	16737 WOODSIDE DR SE
003	955804	1030	8/26/03	\$268,528	1900	0	8	2003	3	3592	N	N	16753 WOODSIDE DR SE
003	955805	0670	6/29/04	\$310,396	1900	0	8	2004	3	3466	N	N	16168 167TH AV SE
003	955805	0530	7/14/04	\$300,850	1900	0	8	2004	3	3200	N	N	16147 PARKSIDE WY SE
003	955805	0650	8/2/04	\$298,220	1900	0	8	2004	3	3200	N	N	16156 167TH AV SE
003	793810	0030	9/3/04	\$327,000	1910	0	8	1987	3	22260	N	N	18006 187TH AV SE
003	955800	0020	3/28/04	\$327,950	1920	0	8	2003	3	4402	N	N	17308 PARKSIDE WY SE
003	955800	0980	1/27/03	\$280,000	1920	0	8	2002	3	4615	N	N	16948 166TH PL SE
003	955801	0150	8/16/04	\$367,975	1920	0	8	2003	3	5920	N	N	17000 PARKSIDE WY SE
003	955801	0040	11/10/03	\$335,120	1920	0	8	2003	3	5024	N	N	16835 SE 171ST PL
003	955801	0170	12/29/04	\$321,000	1920	0	8	2003	3	4596	N	N	16924 166TH PL SE
003	955801	0210	10/8/03	\$292,180	1920	0	8	2003	3	4780	N	N	16828 166TH PL SE
003	955801	0170	2/20/03	\$280,500	1920	0	8	2003	3	4596	N	N	16924 166TH PL SE
003	955802	1090	4/14/04	\$313,950	1920	0	8	2003	3	4513	N	N	16804 166TH PL SE
003	955802	1020	3/9/04	\$310,000	1920	0	8	2003	3	4511	N	N	16751 166TH PL SE
003	955802	1060	3/24/03	\$310,788	1920	0	8	2003	3	4821	Y	N	16719 166TH PL SE
003	793810	0060	4/25/03	\$345,000	1940	540	8	1967	4	15870	N	N	18027 187TH AV SE
003	955800	0880	3/19/04	\$286,895	1940	0	8	2004	3	4268	N	N	17058 166TH PL SE
003	955800	0910	5/21/04	\$280,932	1940	0	8	2004	3	3779	N	N	17034 166TH PL SE
003	955800	0760	12/23/03	\$277,460	1940	0	8	2004	3	4247	N	N	16903 166TH PL SE
003	955800	0730	1/23/04	\$277,310	1940	0	8	2004	3	4135	N	N	16939 166TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955800	0240	2/24/04	\$274,220	1940	0	8	2004	3	3906	N	N	17061 PARKSIDE WY SE
003	955800	0710	11/12/03	\$273,645	1940	0	8	2004	3	3864	N	N	16942 WOODSIDE DR SE
003	955801	0230	6/13/04	\$307,950	1940	0	8	2003	3	3784	N	N	16628 SE 169TH ST
003	955801	0340	5/26/04	\$288,305	1940	0	8	2003	3	3956	N	N	16886 WOODSIDE DR SE
003	955801	0300	12/30/03	\$280,492	1940	0	8	2003	3	3864	N	N	16918 WOODSIDE DR SE
003	955801	0260	1/26/04	\$276,560	1940	0	8	2003	3	4135	N	N	16915 166TH PL SE
003	955804	0950	10/13/03	\$280,457	1940	0	8	2003	3	6353	N	N	16708 WOODSIDE DR SE
003	955804	1140	6/4/03	\$279,228	1940	0	8	2003	3	5855	N	N	16834 164TH WY SE
003	955804	1100	6/12/03	\$275,200	1940	0	8	2003	3	4345	N	N	16866 164TH WY SE
003	955804	1010	7/8/03	\$271,664	1940	0	8	2003	3	5170	N	N	16756 WOODSIDE DR SE
003	955804	1090	9/24/03	\$276,231	1940	0	8	2003	3	6371	N	N	16705 WOODSIDE DR SE
003	955805	0500	9/28/04	\$309,950	1940	0	8	2004	3	3502	N	N	16165 PARKSIDE WY SE
003	052206	9105	3/25/03	\$404,250	1960	0	8	1994	3	209523	N	N	20929 SE 206TH ST
003	955800	0970	9/19/03	\$284,950	2030	0	8	2002	3	4672	N	N	16956 166TH PL SE
003	955801	0190	9/12/03	\$298,315	2030	0	8	2003	3	4499	N	N	16908 166TH PL SE
003	182206	9146	9/13/04	\$405,522	2050	0	8	1992	3	108900	N	N	23319 190TH AV SE
003	955802	0670	9/29/04	\$299,500	2070	0	8	2002	3	3450	N	N	17121 WOODSIDE DR SE
003	955802	0640	4/28/03	\$289,950	2070	0	8	2002	3	3480	N	N	17209 WOODSIDE DR SE
003	955802	0670	9/25/03	\$285,000	2070	0	8	2002	3	3450	N	N	17121 WOODSIDE DR SE
003	955802	0800	2/25/03	\$268,000	2070	0	8	2003	3	4608	N	N	17037 165TH AV SE
003	955802	0880	3/27/03	\$259,950	2070	0	8	2002	3	2939	N	N	17052 165TH AV SE
003	955802	0930	1/22/03	\$259,950	2070	0	8	2002	3	2943	N	N	17063 WOODSIDE DR SE
003	955802	0970	2/19/03	\$259,950	2070	0	8	2003	3	2943	N	N	17031 WOODSIDE DR SE
003	955803	0080	3/17/03	\$277,835	2070	0	8	2003	3	4853	N	N	16951 165TH PL SE
003	955803	0110	5/12/03	\$275,962	2070	0	8	2003	3	4718	N	N	16927 165TH PL SE
003	955802	0730	4/15/04	\$275,500	2080	0	8	2002	3	5888	N	N	17228 164TH WY SE
003	172206	9106	6/17/04	\$340,000	2090	0	8	1980	3	119753	N	N	20015 SE 236TH ST
003	955800	0960	5/28/03	\$295,000	2120	0	8	2002	3	5147	N	N	16964 166TH PL SE
003	955800	0010	5/10/04	\$337,297	2130	0	8	2003	3	4196	N	N	17312 PARKSIDE WY SE
003	955801	0020	5/24/04	\$339,950	2130	0	8	2003	3	4515	N	N	16819 SE 171ST PL
003	955801	0050	12/2/03	\$348,785	2130	0	8	2003	3	8152	N	N	16876 SE 171ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955801	0160	5/12/03	\$324,252	2130	0	8	2003	3	4601	N	N	16932 166TH PL SE
003	955801	0200	8/12/03	\$299,700	2130	0	8	2003	3	4971	N	N	16900 166TH PL SE
003	955802	1080	5/16/04	\$337,500	2130	0	8	2003	3	4529	N	N	16812 166TH PL SE
003	955802	1010	10/22/03	\$316,681	2130	0	8	2003	3	6003	Y	N	16803 166TH PL SE
003	955802	1030	8/22/03	\$303,500	2130	0	8	2003	3	4873	Y	N	16743 166TH PL SE
003	955802	1050	3/19/03	\$330,348	2130	0	8	2003	3	4981	Y	N	16727 166TH PL SE
003	793760	0265	6/11/04	\$345,000	2150	0	8	1989	3	42688	Y	N	18636 EAST SPRING LAKE DR SE
003	955800	0990	2/13/03	\$313,638	2160	0	8	2002	3	4602	N	N	16940 166TH PL SE
003	955801	0180	7/9/03	\$305,874	2170	0	8	2003	3	4596	N	N	16916 166TH PL SE
003	092206	9121	10/13/03	\$364,000	2180	0	8	1985	3	148975	N	N	21728 215TH AV SE
003	955800	0030	10/3/03	\$357,855	2190	0	8	2003	3	6846	N	N	17304 PARKSIDE WY SE
003	955801	0070	2/20/04	\$360,110	2190	0	8	2003	3	8007	N	N	16860 SE 171ST PL
003	955801	0030	6/25/04	\$349,950	2190	0	8	2003	3	4501	N	N	16827 SE 171ST PL
003	955801	0220	7/22/03	\$305,405	2190	0	8	2003	3	4782	N	N	16820 166TH PL SE
003	955802	1040	9/11/03	\$357,000	2190	0	8	2003	3	4621	Y	N	16735 166TH PL SE
003	955802	1070	8/9/04	\$375,000	2190	0	8	2003	3	4568	Y	N	16711 166TH PL SE
003	955802	1150	3/31/04	\$338,950	2190	0	8	2003	3	4886	N	N	16714 166TH PL SE
003	955802	1100	12/1/03	\$330,000	2190	0	8	2003	3	4539	N	N	16754 166TH PL SE
003	955802	1070	4/25/03	\$332,031	2190	0	8	2003	3	4568	Y	N	16711 166TH PL SE
003	955800	0940	5/13/03	\$309,485	2210	0	8	2002	3	3452	N	N	17010 166TH PL SE
003	955800	0180	1/27/03	\$296,870	2210	0	8	2002	3	3590	N	N	17013 PARKSIDE WY SE
003	172206	9132	5/5/03	\$325,000	2250	0	8	1989	3	42123	N	N	23908 205TH AV SE
003	182206	9114	6/1/04	\$435,000	2262	0	8	1999	3	38451	N	N	23212 194TH AV SE
003	955802	1110	6/16/04	\$346,950	2280	0	8	2004	3	4446	N	N	16746 166TH PL SE
003	955802	1120	6/8/04	\$334,356	2280	0	8	2004	3	4425	N	N	16738 166TH PL SE
003	955800	0840	4/20/04	\$347,720	2410	0	8	2003	3	3959	N	N	17059 166TH PL SE
003	955800	0620	8/26/03	\$332,000	2410	0	8	2003	3	3876	N	N	17056 WOODSIDE DR SE
003	955800	0200	5/5/03	\$319,450	2410	0	8	2002	3	3917	N	N	17029 PARKSIDE WY SE
003	062206	9090	11/21/03	\$429,000	2450	0	8	2000	3	107593	N	N	20610 196TH AV SE
003	955800	0810	3/6/03	\$362,177	2460	0	8	2002	3	4135	N	N	17035 166TH PL SE
003	955800	0660	3/26/03	\$328,680	2460	0	8	2001	3	3871	N	N	17024 WOODSIDE DR SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955800	0110	5/13/04	\$371,288	2470	0	8	2003	3	4600	N	N	17078 PARKSIDE WY SE
003	955800	0850	4/29/04	\$338,850	2470	0	8	2003	3	4412	N	N	17067 166TH PL SE
003	052206	9113	1/8/04	\$448,500	2490	0	8	1993	3	196891	Y	N	20618 SE 198TH ST
003	955801	0060	11/3/03	\$366,635	2550	0	8	2003	3	8783	N	N	16868 SE 171ST PL
003	793760	0813	5/14/04	\$325,000	2630	0	8	1978	3	16552	N	N	18109 WEST SPRING LAKE DR SE
003	955800	0650	10/22/04	\$369,900	2640	0	8	2001	3	3841	N	N	17032 WOODSIDE DR SE
003	955800	0120	5/19/03	\$360,450	2640	0	8	2001	3	4150	N	N	17070 PARKSIDE WY SE
003	955800	0830	2/18/04	\$353,920	2640	0	8	2002	3	4135	N	N	17051 166TH PL SE
003	955800	0800	8/22/03	\$344,870	2640	0	8	2001	3	4135	N	N	17027 166TH PL SE
003	955800	0600	1/20/04	\$346,750	2640	0	8	2003	3	4334	N	N	17072 WOODSIDE DR SE
003	955800	0630	10/27/03	\$343,000	2640	0	8	2002	3	3847	N	N	17048 WOODSIDE DR SE
003	955800	0820	4/30/03	\$358,650	2640	0	8	2002	3	4135	N	N	17043 166TH PL SE
003	955800	0610	12/23/03	\$350,000	2640	0	8	2003	3	3876	N	N	17064 WOODSIDE DR SE
003	302306	9040	8/27/04	\$496,000	2920	0	8	1998	3	118918	Y	N	17021 196TH AV SE
003	302306	9040	10/3/03	\$495,000	2920	0	8	1998	3	118918	Y	N	17021 196TH AV SE
003	869150	0070	7/9/03	\$334,000	3160	0	8	1993	3	11985	N	N	18036 171ST AV SE
003	172206	9152	1/23/04	\$449,950	3200	0	8	2004	3	155073	N	N	22810 204TH AV SE
003	012205	9028	10/15/03	\$409,950	1680	830	9	1978	4	151588	N	N	17712 SE PETROVITSKY RD
003	052206	9128	8/5/03	\$465,000	2120	940	9	1995	3	80987	Y	N	19709 208TH AV SE
003	955800	0580	6/23/04	\$349,950	2140	0	9	2003	3	4750	N	N	17114 WOODSIDE DR SE
003	955800	0430	5/14/04	\$343,950	2140	0	9	2003	3	4500	N	N	17228 WOODSIDE DR SE
003	869150	0560	5/6/03	\$260,000	2160	0	9	1960	3	14773	N	N	17034 SE 184TH ST
003	955801	0140	7/28/04	\$400,000	2250	0	9	2003	3	5808	N	N	17004 PARKSIDE WY SE
003	955801	0010	11/19/03	\$373,950	2250	0	9	2003	3	8103	N	N	16813 SE 171ST PL
003	131044	0810	8/19/04	\$385,000	2290	0	9	1997	3	9439	N	N	17317 SE 186TH WY
003	955800	0440	6/10/04	\$363,950	2310	0	9	2003	3	4500	N	N	17220 WOODSIDE DR SE
003	955800	0550	12/14/03	\$354,950	2320	0	9	2003	3	4670	N	N	16631 SE 171ST PL
003	955800	0420	4/22/04	\$354,855	2320	0	9	2003	3	5047	N	N	17302 WOODSIDE DR SE
003	955800	0540	7/6/04	\$352,000	2380	0	9	2003	3	4716	N	N	16629 171ST PL SE
003	955800	0320	4/14/03	\$362,000	2390	0	9	2001	3	4905	N	N	17147 PARKSIDE WY SE
003	131044	0240	10/22/03	\$315,500	2420	0	9	1998	3	6393	N	N	18625 173RD WY SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955800	0100	9/8/04	\$377,388	2430	0	9	2001	3	4781	N	N	16805 171ST PL SE
003	955800	0330	2/4/03	\$354,950	2430	0	9	2001	3	5074	N	N	16752 SE 173RD ST
003	955800	0100	8/15/03	\$347,000	2430	0	9	2001	3	4781	N	N	16805 171ST PL SE
003	955800	0270	11/5/03	\$345,000	2430	0	9	2001	3	4781	N	N	16653 171ST PL SE
003	131044	0970	6/25/03	\$361,250	2440	0	9	1998	3	7972	N	N	17327 SE 187TH ST
003	955800	0450	5/7/04	\$366,416	2460	0	9	2003	3	4500	N	N	17212 WOODSIDE DR SE
003	955800	0520	2/17/04	\$354,950	2460	0	9	2002	3	4709	N	N	16639 SE 171ST PL
003	955802	0390	12/6/04	\$402,950	2460	0	9	2002	3	4750	N	N	16904 164TH WY SE
003	955802	0390	4/21/03	\$353,665	2460	0	9	2002	3	4750	N	N	16904 164TH WY SE
003	955802	0430	7/29/03	\$344,950	2460	0	9	2003	3	4750	N	N	16936 164TH WY SE
003	955802	0410	7/29/03	\$341,950	2460	0	9	2002	3	4750	N	N	16920 164TH WY SE
003	955802	0460	1/23/03	\$332,560	2460	0	9	2003	3	5091	N	N	16960 164TH WY SE
003	955802	0350	2/27/03	\$324,223	2460	0	9	2002	3	5089	N	N	16874 164TH WY SE
003	955804	0620	11/18/03	\$359,441	2460	0	9	2003	3	8119	N	N	16626 164TH AV SE
003	955804	0910	7/15/04	\$339,950	2460	0	9	2004	3	4564	N	N	16635 SE 167TH ST
003	955804	0580	4/13/04	\$336,640	2460	0	9	2004	3	4867	N	N	16402 SE 166TH TER
003	955804	0600	4/29/04	\$334,786	2460	0	9	2004	3	4275	N	N	16409 SE 166TH TER
003	955804	0690	1/26/04	\$333,053	2460	0	9	2004	3	8093	N	N	16465 SE 166TH TER
003	955804	0540	2/12/04	\$330,806	2460	0	9	2004	3	4275	N	N	16450 SE 166TH TER
003	955800	0410	3/29/04	\$357,710	2470	0	9	2003	3	4950	N	N	17310 WOODSIDE DR SE
003	955800	0560	5/15/03	\$354,950	2470	0	9	2002	3	4674	N	N	16633 WOODSIDE DR SE
003	955800	0590	4/27/04	\$363,500	2480	0	9	2003	3	5574	N	N	17106 WOODSIDE DR SE
003	955802	0450	4/24/03	\$349,950	2490	0	9	2003	3	4750	N	N	16952 164TH WY SE
003	955802	0520	2/11/03	\$335,950	2490	0	9	2002	3	5270	N	N	17046 164TH WY SE
003	955802	0470	3/5/03	\$330,370	2490	0	9	2002	3	5091	N	N	17006 164TH WY SE
003	955804	0330	3/25/04	\$401,579	2490	0	9	2004	3	5767	N	N	16504 SE 165TH WY
003	955804	0390	9/29/04	\$389,829	2490	0	9	2004	3	5634	N	N	16532 164TH PL SE
003	955804	0570	3/30/04	\$336,775	2490	0	9	2004	3	4500	N	N	16410 SE 166TH TER
003	955804	0280	5/11/04	\$347,110	2490	0	9	2004	3	5387	N	N	16632 SE 165TH WY
003	955804	0590	11/3/03	\$332,569	2490	0	9	2003	3	4703	N	N	16401 SE 166TH TER
003	955804	0300	5/23/04	\$345,576	2490	0	9	2004	3	7458	N	N	16616 SE 165TH WY

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955804	0270	6/9/04	\$340,950	2490	0	9	2004	3	6009	N	N	16640 SE 165TH WY
003	955800	0310	12/15/03	\$400,000	2530	0	9	2001	3	4905	N	N	17139 PARKSIDE DR E
003	955800	0570	12/23/03	\$383,965	2530	0	9	2003	3	4750	N	N	17122 WOODSIDE DR SE
003	955800	0350	4/22/03	\$359,000	2580	0	9	2001	3	5086	N	N	16749 SE 173RD ST
003	955802	0530	2/24/03	\$338,770	2580	0	9	2003	3	5242	N	N	17054 164TH WY SE
003	955802	0490	3/10/03	\$334,950	2580	0	9	2003	3	4750	N	N	17022 164TH WY SE
003	955802	0580	2/4/03	\$334,950	2580	0	9	2003	3	4750	N	N	17136 164TH WY SE
003	955802	0560	2/11/03	\$319,950	2580	0	9	2003	3	4750	N	N	17120 164TH WY SE
003	955800	0490	8/21/03	\$402,600	2590	0	9	2003	3	5758	N	N	16736 SE 173RD ST
003	955800	0530	3/12/03	\$352,000	2590	0	9	2002	3	4761	N	N	16641 SE 171ST PL
003	955801	0080	3/9/04	\$430,115	2590	0	9	2003	3	9284	N	N	17076 168TH CT SE
003	955804	0380	9/24/04	\$420,000	2620	0	9	2004	3	6928	N	N	16540 164TH PL SE
003	955804	0320	2/10/04	\$373,170	2620	0	9	2004	3	5743	N	N	16512 SE 165TH WY
003	955804	0610	10/27/03	\$351,949	2620	0	9	2003	3	4771	N	N	16417 SE 166TH TER
003	955804	0490	7/13/04	\$348,103	2620	0	9	2004	3	5350	N	N	16607 164TH AV SE
003	955804	0530	2/20/04	\$347,678	2620	0	9	2004	3	5912	N	N	16458 SE 166TH TER
003	955804	0660	9/23/03	\$352,860	2620	0	9	2003	3	6666	N	N	16441 SE 166TH TER
003	955804	0260	4/28/04	\$341,950	2620	0	9	2004	3	4627	N	N	16702 SE 165TH WY
003	955800	0390	5/14/03	\$386,150	2640	0	9	2003	3	4637	N	N	16717 SE 173RD ST
003	131044	0190	7/20/04	\$389,000	2650	0	9	1998	3	7191	N	N	18652 172ND PL SE
003	131044	0030	6/6/03	\$357,000	2650	0	9	1998	3	6817	N	N	17223 SE 187TH ST
003	955805	0040	9/13/04	\$400,000	2650	0	9	2004	3	5124	N	N	16160 PARKSIDE WY SE
003	955805	0070	9/24/04	\$395,990	2650	0	9	2004	3	6992	N	N	16142 PARKSIDE WY SE
003	252305	9058	7/11/03	\$412,000	2660	0	9	1987	4	35615	N	N	17408 E LAKE DESIRE DR SE
003	955801	0120	6/30/03	\$380,788	2670	0	9	2003	3	6207	N	N	17067 168TH CT SE
003	131044	0270	12/20/04	\$394,950	2680	0	9	1998	3	6497	N	N	18601 173RD WY SE
003	131043	0640	5/12/04	\$389,950	2690	0	9	1999	3	6028	N	N	18531 173RD WY SE
003	131043	0100	4/17/03	\$350,000	2690	0	9	2000	3	6710	N	N	18550 173RD WY SE
003	770193	0510	10/24/03	\$362,000	2690	0	9	1994	3	23353	N	N	17525 190TH AV SE
003	955800	0470	11/12/03	\$372,000	2690	0	9	2003	3	5472	N	N	16720 SE 173RD ST
003	955802	0080	7/8/03	\$405,000	2690	0	9	2003	3	6971	N	N	17151 164TH WY SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	131044	0260	7/9/03	\$355,000	2700	0	9	1997	3	6249	N	N	18609 173RD WY SE
003	131044	0950	1/14/03	\$359,990	2710	0	9	1997	3	6558	N	N	17343 SE 187TH ST
003	082206	9098	5/5/04	\$525,000	2740	0	9	1992	3	107153	N	N	20919 SE 213TH ST
003	955802	0120	7/7/03	\$420,000	2740	830	9	2002	3	6442	N	N	17119 164TH WY SE
003	131044	0650	2/13/04	\$390,000	2749	0	9	1998	3	6120	N	N	18618 175TH AV SE
003	131044	0440	12/4/03	\$396,000	2750	0	9	1997	3	7500	N	N	17556 SE 186TH WY
003	131044	0990	9/22/04	\$395,000	2750	0	9	1998	3	7022	N	N	17313 SE 187TH ST
003	131044	0480	6/11/04	\$385,000	2750	0	9	1998	3	8815	N	N	18604 176TH PL SE
003	131044	0920	7/22/03	\$375,000	2750	0	9	1997	3	9199	N	N	17363 SE 187TH ST
003	955800	0480	7/22/03	\$393,031	2760	0	9	2003	3	6466	N	N	16728 SE 173RD ST
003	131043	0020	4/3/03	\$359,000	2770	0	9	1999	3	7379	N	N	18536 174TH PL SE
003	955802	0010	3/1/04	\$389,950	2770	0	9	2002	3	4413	N	N	17241 164TH WY SE
003	955802	0370	6/12/03	\$366,528	2770	0	9	2002	3	4750	N	N	16890 164TH WY SE
003	955802	0570	3/26/03	\$349,950	2770	0	9	2002	3	4750	N	N	17128 164TH WY SE
003	955804	0440	8/20/04	\$412,899	2770	0	9	2004	3	6377	N	N	16543 164TH PL SE
003	955804	0230	4/12/04	\$400,320	2770	0	9	2004	3	4432	N	N	16726 SE 165TH WY
003	955804	0900	5/27/04	\$396,848	2770	0	9	2003	3	5012	N	N	16643 SE 167TH ST
003	955804	0510	1/13/04	\$393,764	2770	0	9	2004	3	7126	N	N	16403 SE 165TH WY
003	955804	0550	12/3/03	\$384,548	2770	0	9	2004	3	4320	N	N	16442 SE 166TH ST
003	955804	0160	7/27/04	\$380,016	2770	0	9	2004	3	5423	N	N	16522 PARKSIDE WY SE
003	955804	0670	11/10/03	\$373,500	2770	0	9	2003	3	5774	N	N	16449 SE 166TH TER
003	955804	0940	5/26/04	\$360,689	2770	0	9	2003	3	4800	N	N	16611 SE 167TH ST
003	955804	0920	6/2/04	\$359,246	2770	0	9	2003	3	4637	N	N	16627 SE 167TH ST
003	131043	0350	12/11/03	\$385,000	2780	0	9	2000	3	6258	N	N	18435 172ND CT SE
003	770193	0030	9/5/03	\$410,000	2780	0	9	1994	3	22488	N	N	17227 190TH AV SE
003	955802	0140	12/23/03	\$430,500	2780	800	9	2003	3	8945	N	N	16920 164TH WY SE
003	955805	0470	7/13/04	\$428,990	2780	0	9	2004	3	6000	N	N	16713 SE 162ND ST
003	131044	0420	12/3/04	\$384,700	2788	0	9	1997	3	7541	N	N	17544 SE 186TH WY
003	131044	0420	7/23/04	\$370,000	2788	0	9	1997	3	7541	N	N	17544 SE 186TH WY
003	131043	0180	11/25/03	\$410,000	2790	0	9	2000	3	8482	N	N	17338 SE 185TH PL
003	131043	0220	8/10/04	\$360,000	2830	0	9	2001	3	5000	N	N	17314 SE 185TH PL

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955802	0380	4/24/03	\$375,378	2840	0	9	2002	3	4750	N	N	16898 164TH WY SE
003	955802	0420	6/11/03	\$357,620	2840	0	9	2003	3	4750	N	N	16928 164TH WY SE
003	955804	0680	12/4/03	\$385,298	2840	0	9	2004	3	6480	N	N	16457 SE 166TH ST
003	955804	0520	1/22/04	\$363,691	2840	0	9	2004	3	8145	N	N	16411 SE 165TH WY
003	955802	0250	6/25/03	\$409,950	2890	0	9	2002	3	6600	N	N	16945 164TH WY SE
003	955804	0100	4/1/04	\$459,950	2890	0	9	2003	3	5473	Y	N	16613 168TH TER SE
003	955804	0350	2/9/04	\$404,309	2890	0	9	2004	3	6294	N	N	16422 SE 165TH WY
003	955804	0150	6/2/04	\$379,583	2890	0	9	2004	3	5185	N	N	16530 PARKSIDE WY SE
003	955804	0500	8/2/04	\$392,668	2890	0	9	2004	3	7023	N	N	16615 164TH AV SE
003	955804	0370	2/20/04	\$386,700	2890	0	9	2004	3	8026	N	N	16406 SE 165TH WY
003	131043	0120	12/30/03	\$379,950	2900	0	9	2000	3	6722	N	N	18538 173RD WY SE
003	131043	0650	3/14/03	\$350,000	2900	0	9	1999	3	6120	N	N	18539 173RD WY SE
003	955802	0230	10/20/04	\$435,000	2910	0	9	2002	3	6600	N	N	16961 164TH WY SE
003	955802	0230	3/4/03	\$398,950	2910	0	9	2002	3	6600	N	N	16961 164TH WY SE
003	770193	0040	10/27/03	\$403,000	2920	0	9	1996	3	20348	N	N	17235 190TH AV SE
003	955801	0100	12/21/03	\$461,000	2920	0	9	2003	3	13692	N	N	17051 168TH CT SE
003	122205	9050	8/15/03	\$467,500	2980	0	9	1983	3	108900	N	N	21433 174TH AV SE
003	955802	0400	5/19/03	\$384,638	2980	0	9	2003	3	4750	N	N	16912 164TH WY SE
003	955802	0590	1/21/03	\$383,884	2980	0	9	2003	3	4747	N	N	17144 164TH WY SE
003	955802	0360	3/25/03	\$372,651	2980	0	9	2002	3	4750	N	N	16882 164TH WY SE
003	955804	0360	7/1/04	\$420,442	2980	0	9	2004	3	6038	N	N	16414 SE 165TH WY
003	955804	0480	7/2/04	\$396,569	2980	0	9	2004	3	5350	N	N	16575 164TH AV SE
003	955804	0560	9/24/03	\$376,726	2980	0	9	2003	3	6686	N	N	16418 SE 166TH ST
003	955804	0640	8/25/03	\$379,851	2980	0	9	2003	3	11570	N	N	16425 SE 166TH TER
003	955804	0310	3/12/04	\$440,465	2990	0	9	2004	3	8381	N	N	16520 SE 165TH WY
003	955804	0240	5/20/04	\$414,950	2990	0	9	2004	3	5155	N	N	16718 SE 165TH WY
003	955804	0630	8/13/03	\$384,155	2990	0	9	2003	3	8096	N	N	16634 164TH AV SE
003	955802	0130	10/31/03	\$428,500	3020	850	9	2003	3	7330	N	N	17111 164TH WY SE
003	955802	0110	6/30/03	\$405,500	3030	0	9	2003	3	5639	N	N	17127 164TH WY SE
003	131043	0470	8/10/04	\$432,500	3040	0	9	2000	3	6777	N	N	17264 SE 185TH ST
003	955801	0130	2/19/04	\$453,560	3050	0	9	2003	3	8849	N	N	17075 168TH CT SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955804	0340	6/21/04	\$409,265	3050	0	9	2004	3	6384	N	N	16430 SE 165TH WY
003	131043	0360	7/10/03	\$395,950	3060	0	9	2000	3	6235	N	N	18436 172ND CT SE
003	082206	9019	10/11/04	\$580,000	3070	0	9	1995	3	117970	N	N	21115 SE 213TH ST
003	082206	9019	10/28/03	\$550,000	3070	0	9	1995	3	117970	N	N	21115 SE 213TH ST
003	131043	0090	6/4/03	\$384,990	3080	0	9	1999	3	6557	N	N	18556 173RD WY SE
003	955804	0760	2/12/04	\$450,000	3080	0	9	2003	3	6075	N	N	16715 SE 165TH WY
003	955804	0780	7/14/03	\$434,869	3080	0	9	2002	3	7149	N	N	16617 PARKSIDE WY SE
003	955804	0050	8/1/03	\$509,000	3080	0	9	2003	3	8731	Y	N	16709 168TH TER SE
003	955804	0790	11/18/03	\$464,900	3080	0	9	2003	3	10455	Y	N	16623 PARKSIDE WY SE
003	955804	0090	11/14/03	\$452,560	3080	0	9	2003	3	6309	Y	N	16621 168TH TER SE
003	955805	0080	8/10/04	\$437,990	3100	0	9	2004	3	6397	N	N	16136 PARKSIDE WY SE
003	955805	0050	8/5/04	\$416,990	3100	0	9	2004	3	5446	N	N	16154 PARKSIDE WY SE
003	955802	0220	1/2/03	\$404,950	3180	0	9	2002	3	6600	N	N	17001 164TH WY SE
003	955805	0110	8/16/04	\$449,990	3180	0	9	2004	3	8195	N	N	16116 PARKSIDE WY SE
003	955802	0440	2/18/03	\$392,589	3190	0	9	2003	3	4750	N	N	16944 164TH WY SE
003	955804	0130	7/22/04	\$444,325	3190	0	9	2004	3	6335	N	N	16538 PARKSIDE WY SE
003	955804	0290	5/14/04	\$416,194	3190	0	9	2004	3	6921	N	N	16622 SE 165TH WY
003	955804	0180	7/8/04	\$409,047	3190	0	9	2004	3	7242	N	N	16506 PARKSIDE WY SE
003	955805	0060	11/5/04	\$430,000	3190	0	9	2004	3	6580	N	N	16148 PARKSIDE WY SE
003	955805	0480	6/25/04	\$439,990	3230	0	9	2004	3	6000	N	N	16721 SE 162ND ST
003	955804	0770	7/18/03	\$457,930	3240	0	9	2002	3	8927	N	N	16723 SE 165TH WY
003	131044	0660	2/4/04	\$440,000	3261	0	9	1997	3	7736	N	N	18626 175TH AV SE
003	955804	0750	3/29/04	\$499,900	3270	0	9	2003	3	5709	N	N	16707 SE 165TH WY
003	770260	0425	8/31/04	\$649,000	3270	0	9	2004	3	17360	Y	Y	17649 SE 192ND DR
003	131043	0490	7/1/04	\$452,500	3330	0	9	2000	3	8042	N	N	17252 SE 185TH ST
003	131044	0830	2/26/03	\$447,950	3330	0	9	1997	3	9406	N	N	17302 SE 187TH ST
003	131044	1000	1/8/04	\$435,000	3330	0	9	1999	3	8401	N	N	17305 SE 187TH ST
003	955802	0260	2/26/03	\$454,531	3560	0	9	2002	3	7700	N	N	16929 164TH WY SE
003	955804	0730	9/29/03	\$454,950	3560	0	9	2003	3	6650	N	N	16633 SE 165TH WY
003	062206	9121	4/7/04	\$690,465	3750	0	9	2003	3	74783	N	N	19912 184TH AV SE
003	302306	9193	8/26/03	\$565,000	4000	0	9	2000	3	221284	N	N	19127 SE 174TH ST

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Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	072206	9146	1/21/03	\$450,000	2660	0	10	2000	3	104544	N	N	21810 196TH AV SE
003	955804	0800	7/22/03	\$454,950	2890	0	10	2003	3	7150	N	N	16646 SE 167TH ST
003	770193	0270	11/16/04	\$565,000	3050	830	10	1991	3	50733	Y	N	18624 SE 175TH CT
003	955802	0200	6/3/03	\$454,950	3080	0	10	2003	3	5500	N	N	17017 164TH WY SE
003	955802	0210	8/8/03	\$484,950	3080	1080	10	2003	3	5500	N	N	17009 164TH WY SE
003	955804	0830	6/21/04	\$609,514	3080	920	10	2004	3	5573	Y	N	16618 SE 167TH ST
003	955804	0860	11/20/03	\$598,000	3080	920	10	2003	3	5874	Y	N	16600 SE 167TH ST
003	955804	0890	6/15/04	\$587,210	3080	920	10	2004	3	5379	Y	N	16502 SE 167TH ST
003	955804	0070	2/24/04	\$479,950	3080	0	10	2003	3	6288	Y	N	16637 168TH TER SE
003	955804	0840	6/2/04	\$559,940	3080	1020	10	2004	3	5424	Y	N	16608 SE 167TH ST
003	770193	0350	11/11/04	\$515,000	3120	0	10	1991	3	31042	Y	N	17538 187TH PL SE
003	955804	0040	6/18/03	\$549,900	3120	0	10	2003	3	9194	Y	N	16717 168TH TER SE
003	770193	0050	6/8/04	\$459,950	3150	0	10	1990	3	20189	N	N	18914 SE 174TH WY
003	770193	0050	2/19/03	\$425,000	3150	0	10	1990	3	20189	N	N	18914 SE 174TH WY
003	955804	0020	11/3/03	\$549,900	3150	890	10	2003	3	9404	Y	N	16733 168TH TER SE
003	955804	0110	9/23/03	\$460,776	3160	0	10	2003	3	7309	N	N	16605 168TH TER SE
003	092206	9016	10/6/04	\$527,000	3170	0	10	1992	3	111078	N	N	21511 SE 215TH ST
003	955804	0030	5/26/04	\$650,000	3170	760	10	2003	3	10287	Y	N	16725 168TH TER SE
003	955804	0080	3/16/04	\$523,994	3210	0	10	2003	3	6016	Y	N	16629 168TH TER SE
003	955804	0060	6/16/03	\$534,900	3210	0	10	2003	3	7006	Y	N	16701 168TH TER SE
003	082206	9119	5/27/03	\$514,500	3430	0	10	2002	3	71874	N	N	20905 SE 216TH WY
003	770193	0250	12/8/04	\$532,000	3520	0	10	1991	3	22058	Y	N	17407 187TH PL SE
003	082206	9057	8/7/03	\$599,400	3730	310	10	1978	3	269636	N	N	21822 210TH AV SE
003	322306	9159	7/1/03	\$870,000	4590	0	10	2000	3	108464	N	N	19656 SE 184TH ST
007	262205	9162	3/19/03	\$160,000	770	0	5	1940	5	11700	N	N	15804 SE 264TH ST
007	192206	9049	9/26/03	\$199,950	1000	0	5	1956	5	40314	N	N	19457 SE WAX RD
007	152205	9020	11/21/03	\$395,000	2210	0	5	1909	4	642074	N	N	23831 148TH AV SE
007	242205	9141	3/25/04	\$189,950	820	0	6	1967	4	12035	N	N	25265 180TH AV SE
007	186581	0260	10/20/04	\$180,000	840	0	6	1970	4	7056	N	N	25355 169TH AV SE
007	186581	0140	7/31/03	\$149,490	840	0	6	1970	4	9000	N	N	25374 169TH AV SE
007	546720	0060	8/12/03	\$179,950	840	0	6	1950	3	7597	N	N	26714 148TH AV SE

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	186580	0420	3/9/04	\$166,000	880	0	6	1969	4	8190	N	N	16760 SE 252ND CT
007	546930	0200	11/13/03	\$162,000	880	0	6	1970	4	7544	N	N	25417 151ST PL SE
007	132205	9002	10/4/04	\$368,900	940	940	6	1999	3	273556	N	N	17405 SE 224TH ST
007	262205	9134	7/25/03	\$174,000	1060	0	6	1970	3	10454	N	N	26636 156TH PL SE
007	186581	0040	4/28/03	\$171,000	1110	0	6	1970	4	6600	N	N	16905 SE 254TH PL
007	186582	0270	7/10/03	\$138,000	1190	0	6	1970	3	6600	N	N	16964 SE 255TH PL
007	192206	9067	9/24/04	\$213,000	1320	0	6	1963	4	13308	N	N	24323 192ND AV SE
007	261830	0490	3/12/04	\$195,000	1780	0	6	1957	3	8393	N	N	14313 SE 200TH ST
007	546930	0440	12/18/03	\$189,500	770	770	7	1972	3	8510	N	N	25512 150TH PL SE
007	508800	0020	6/15/04	\$162,500	850	0	7	1959	4	14260	N	N	20811 144TH AV SE
007	179640	0310	12/23/03	\$158,250	860	0	7	1968	3	9665	N	N	15618 SE 262ND PL
007	745770	0190	7/10/03	\$175,000	890	0	7	1968	3	12015	N	N	25311 182ND AV SE
007	338430	0130	5/25/04	\$174,950	910	0	7	1973	3	9834	N	N	19206 SE 242ND PL
007	794210	0210	2/20/04	\$162,000	920	0	7	1971	3	9600	N	N	18843 SE 244TH PL
007	809270	0280	7/1/04	\$180,000	940	0	7	1976	4	8470	N	N	17102 SE 264TH ST
007	179640	0120	11/9/04	\$190,000	960	0	7	1968	4	9612	N	N	15634 SE 263RD PL
007	186580	0370	2/11/04	\$189,500	970	0	7	1969	4	6032	N	N	25223 168TH PL SE
007	186580	0190	10/14/04	\$200,000	1010	0	7	1969	3	7630	N	N	16804 SE 254TH PL
007	186580	0280	7/21/04	\$189,950	1010	0	7	1969	4	6660	N	N	25216 168TH PL SE
007	186580	0250	9/12/03	\$175,000	1010	0	7	1969	4	6552	N	N	25238 168TH PL SE
007	546930	0280	7/23/03	\$208,000	1010	480	7	1975	4	13365	N	N	15020 SE 253RD PL
007	889860	0120	4/6/04	\$182,000	1010	0	7	1981	4	17350	N	N	24519 185TH PL SE
007	809250	0760	4/1/03	\$164,000	1030	0	7	1969	3	8832	N	N	17208 SE 262ND ST
007	179550	0030	4/8/04	\$174,000	1040	0	7	1961	3	7788	N	N	26637 170TH AV SE
007	546540	0010	7/22/03	\$234,900	1050	530	7	1978	4	14087	N	N	26720 159TH AV SE
007	794210	0310	6/11/04	\$189,950	1050	0	7	1968	3	11230	N	N	24622 190TH PL SE
007	809250	1400	7/25/03	\$190,000	1050	0	7	1967	4	9600	N	N	17153 SE 267TH ST
007	745770	0240	3/17/04	\$205,950	1070	0	7	1968	3	10623	N	N	25308 181ST AV SE
007	152281	0100	6/15/04	\$204,100	1080	0	7	1975	4	9690	N	N	19515 SE 241ST PL
007	152281	0130	7/15/04	\$194,950	1080	0	7	1975	4	9556	N	N	19533 SE 241ST PL
007	192206	9124	12/8/03	\$190,900	1080	0	7	1968	4	13510	N	N	24630 190TH PL SE

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Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	745770	0130	2/22/03	\$186,000	1080	0	7	1968	3	12140	N	N	25330 182ND AV SE
007	809250	0430	6/25/04	\$179,950	1080	0	7	1967	4	11625	N	N	26011 172ND AV SE
007	809250	0930	2/19/03	\$168,000	1080	0	7	1966	4	9600	N	N	17237 SE 262ND ST
007	186582	0100	6/10/04	\$230,000	1090	1000	7	1978	4	7920	N	N	25300 170TH PL SE
007	508800	0110	7/1/04	\$244,000	1090	1090	7	1968	4	17120	N	N	20824 144TH AV SE
007	571101	0100	4/8/04	\$184,000	1090	0	7	1969	4	10673	N	N	16209 SE 263RD PL
007	571101	0030	4/20/04	\$180,000	1090	0	7	1969	4	10936	N	N	16310 SE 263RD PL
007	571101	0110	1/10/03	\$170,000	1090	0	7	1969	4	10672	N	N	16217 SE 263RD PL
007	032205	9115	2/24/03	\$187,500	1100	0	7	1959	3	11832	N	N	20223 143RD PL SE
007	255082	0100	6/20/03	\$193,750	1100	530	7	1977	3	9900	N	N	26844 166TH PL SE
007	809260	0030	6/9/04	\$193,125	1100	0	7	1968	3	11440	N	N	17808 SE 260TH PL
007	809270	0470	12/20/04	\$178,500	1100	0	7	1975	3	8643	N	N	17015 SE 264TH ST
007	809270	0020	4/7/03	\$184,500	1100	550	7	1975	3	13432	N	N	17114 SE 267TH ST
007	809250	1270	5/21/03	\$176,685	1120	0	7	1969	4	10703	N	N	17415 SE 264TH ST
007	809270	0230	7/7/04	\$199,885	1120	0	7	1976	3	15210	N	N	26344 171ST PL SE
007	794210	0120	9/22/04	\$190,000	1130	0	7	1969	4	9600	N	N	18826 SE 244TH PL
007	102205	9053	6/12/03	\$228,000	1140	0	7	1964	3	77101	N	N	13244 SE 216TH ST
007	186582	0260	1/14/04	\$147,000	1140	0	7	1976	3	6660	N	N	16970 SE 255TH PL
007	778540	0110	10/6/04	\$275,000	1140	600	7	1968	4	39600	N	N	24036 183RD AV SE
007	255081	0060	10/29/04	\$199,950	1150	240	7	1976	3	9636	N	N	26835 165TH PL SE
007	809250	0550	2/13/03	\$167,850	1150	0	7	1967	3	16376	N	N	26229 172ND AV SE
007	809250	0490	1/28/03	\$173,100	1150	0	7	1967	4	20475	N	N	26119 172ND AV SE
007	546930	0360	9/29/04	\$206,000	1160	0	7	1972	3	6930	N	N	25507 150TH PL SE
007	546930	0230	1/23/03	\$190,000	1160	0	7	1972	4	6624	N	N	25404 150TH PL SE
007	776060	0010	4/27/04	\$212,000	1160	0	7	1976	4	9401	N	N	24070 197TH PL SE
007	809250	0950	6/12/03	\$168,500	1160	0	7	1967	4	9600	N	N	17223 SE 262ND ST
007	809260	0010	7/23/03	\$169,950	1160	0	7	1968	4	10625	N	N	17903 SE 260TH PL
007	770150	0070	9/23/04	\$239,950	1170	520	7	1979	3	10033	N	N	24910 183RD PL SE
007	809250	0460	5/17/04	\$199,950	1170	0	7	1967	3	21744	N	N	17135 SE 261ST ST
007	179550	0140	12/15/03	\$183,000	1190	0	7	1975	4	8450	N	N	26429 170TH AV SE
007	809250	0750	4/1/03	\$166,000	1190	0	7	1967	4	9639	N	N	26114 172ND AV SE

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Area 60
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	809260	0230	8/26/03	\$178,000	1190	0	7	1968	4	9727	N	N	17711 SE 260TH PL
007	289520	0290	7/14/04	\$189,950	1200	0	7	1980	3	10000	N	N	26721 168TH PL SE
007	776060	0020	7/9/04	\$213,500	1200	320	7	1976	4	9293	N	N	24060 197TH PL SE
007	809200	0260	5/20/03	\$181,450	1200	0	7	1967	4	11457	N	N	26130 176TH AV SE
007	809250	0360	11/10/04	\$238,500	1200	0	7	2000	4	12012	N	N	25965 172ND AV SE
007	809250	0360	9/10/03	\$209,000	1200	0	7	2000	4	12012	N	N	25965 172ND AV SE
007	794215	0130	10/21/03	\$184,950	1210	0	7	1968	4	9600	N	N	24411 188TH AV SE
007	809250	0320	9/26/03	\$186,000	1210	0	7	1967	4	10944	N	N	17215 SE 260TH ST
007	776060	0090	12/17/04	\$235,000	1220	430	7	1976	4	9887	N	N	24071 197TH PL SE
007	232205	9031	4/1/03	\$265,000	1230	0	7	1942	5	37026	N	N	25261 156TH AV SE
007	261830	0220	9/16/04	\$229,950	1230	0	7	1965	3	10289	N	N	14048 SE 202ND ST
007	262205	9118	8/19/03	\$240,000	1230	0	7	1949	4	43995	N	N	26649 156TH PL SE
007	770150	0020	7/13/04	\$235,000	1230	870	7	1979	3	10205	N	N	24936 183RD PL SE
007	032205	9298	12/23/03	\$246,900	1240	890	7	1977	3	13650	N	N	14097 SE 202ND ST
007	186580	0170	7/23/03	\$174,900	1240	0	7	1969	4	6540	N	N	25410 168TH PL SE
007	186581	0200	8/19/04	\$202,000	1240	0	7	1969	4	12015	N	N	25330 169TH AV SE
007	232980	0120	4/1/03	\$211,000	1240	350	7	1988	3	6000	N	N	25118 167TH AV SE
007	252205	9133	7/30/04	\$213,980	1250	0	7	1975	3	12632	N	N	26920 164TH AV SE
007	338430	0270	10/21/03	\$177,500	1250	0	7	1968	4	9282	N	N	24202 193RD AV SE
007	745770	0040	5/21/03	\$171,300	1250	0	7	1968	3	8142	N	N	18014 SE 254TH ST
007	179550	0320	9/9/04	\$160,000	1260	0	7	1961	3	8645	N	N	26640 170TH AV SE
007	232980	0060	6/30/03	\$219,500	1260	350	7	1987	3	6485	N	N	25117 167TH AV SE
007	184313	0410	8/23/04	\$253,000	1270	440	7	2003	3	4493	N	N	16002 SE 253RD PL
007	889860	0210	1/27/03	\$185,500	1270	0	7	1981	3	14999	N	N	18447 SE 247TH PL
007	255081	0010	8/31/04	\$207,500	1280	0	7	1976	3	11900	N	N	26805 165TH PL SE
007	255081	0050	4/20/04	\$194,950	1280	0	7	1976	4	9855	N	N	26829 165TH PL SE
007	262205	9163	7/13/04	\$219,950	1280	0	7	1983	3	17007	N	N	15618 SE 264TH PL
007	809270	0510	9/19/03	\$178,000	1290	0	7	1969	4	9600	N	N	26429 SE 264TH ST
007	142205	9114	1/12/04	\$249,950	1300	800	7	1969	3	43416	N	N	15419 SE 234TH ST
007	809200	0060	9/28/04	\$270,000	1300	1300	7	1963	3	9750	N	N	17616 SE 261ST ST
007	809200	0060	9/26/03	\$225,000	1300	1300	7	1963	3	9750	N	N	17616 SE 261ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	546720	0055	8/20/03	\$290,700	1320	870	7	1953	3	19923	N	N	26802 148TH AV SE
007	809250	1180	9/23/04	\$234,500	1320	820	7	1979	3	11180	N	N	26229 174TH AV SE
007	252205	9109	8/31/04	\$200,000	1330	0	7	1959	3	10018	N	N	26829 167TH PL SE
007	184313	0840	5/24/04	\$231,350	1360	0	7	2003	3	5486	N	N	25510 160TH PL SE
007	184313	0040	7/28/03	\$217,450	1360	0	7	2003	3	5000	N	N	16019 SE 255TH PL
007	889860	0070	3/17/03	\$200,000	1360	0	7	1988	3	34320	N	N	24423 185TH PL SE
007	179550	0110	11/25/03	\$189,950	1370	0	7	1976	4	8645	N	N	26449 170TH AV SE
007	232980	0680	6/23/04	\$204,000	1370	0	7	1988	3	6516	N	N	16714 SE 251ST ST
007	179550	0230	9/7/04	\$205,000	1390	0	7	1969	3	8645	N	N	26426 170TH AV SE
007	202206	9117	7/16/04	\$209,000	1390	0	7	1962	3	11737	N	N	24226 197TH PL SE
007	032205	9300	10/1/04	\$257,400	1400	530	7	1977	3	9642	N	N	14003 SE 202ND ST
007	186580	0400	8/27/03	\$186,750	1410	0	7	1969	3	12296	N	N	16750 SE 252ND CT
007	186580	0260	6/26/03	\$180,000	1410	0	7	1969	4	6615	N	N	25230 168TH PL SE
007	186581	0220	3/25/04	\$189,950	1410	0	7	1970	3	8588	N	N	25337 169TH AV SE
007	186581	0240	8/12/03	\$199,900	1410	0	7	1969	3	7420	N	N	25345 169TH AV SE
007	102205	9098	7/31/03	\$325,000	1420	160	7	1960	4	63597	N	N	13418 SE 216TH ST
007	184313	0150	7/6/04	\$222,950	1420	0	7	2004	3	5000	N	N	25426 161ST AV SE
007	184313	0870	10/7/03	\$222,950	1420	0	7	2003	3	5290	N	N	25425 160TH PL SE
007	242205	9119	7/23/03	\$279,950	1420	0	7	1968	4	73180	N	N	17412 SE 244TH PL
007	262205	9179	2/5/03	\$219,990	1420	0	7	1993	3	59677	N	N	26526 159TH AV SE
007	554750	0010	8/27/03	\$207,450	1420	0	7	1978	3	12264	N	N	24620 188TH AV SE
007	554750	0090	9/24/03	\$180,000	1420	0	7	1977	3	9906	N	N	24508 188TH AV SE
007	255081	0200	2/5/04	\$180,000	1460	0	7	1976	3	12320	N	N	26804 165TH PL SE
007	794220	0130	3/17/04	\$199,000	1460	0	7	1968	3	9600	N	N	18549 SE 245TH PL
007	186580	0020	7/23/04	\$205,000	1480	0	7	1969	4	6540	Y	N	25431 168TH PL SE
007	179640	0240	6/21/04	\$199,500	1490	0	7	1969	4	12015	N	N	15641 SE 262ND PL
007	232981	0390	9/8/03	\$204,000	1490	0	7	1990	3	6822	N	N	24825 186TH PL SE
007	232981	0290	3/21/03	\$214,000	1510	0	7	1990	3	7646	N	N	25010 170TH WY SE
007	809250	0220	9/16/04	\$219,100	1510	0	7	1966	4	9638	N	N	26011 174TH AV SE
007	809250	0380	8/21/03	\$215,500	1520	0	7	1966	4	12954	N	N	17134 SE 260TH ST
007	809250	1200	9/15/03	\$198,000	1520	0	7	1968	3	13570	N	N	26224 174TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	809270	0100	10/11/04	\$201,950	1520	0	7	1968	3	9600	N	N	17105 SE 264TH PL
007	186580	0410	7/19/04	\$205,550	1540	0	7	1969	3	9559	N	N	16754 SE 252ND CT
007	262205	9101	3/21/03	\$194,000	1540	0	7	1964	3	22443	N	N	26464 156TH AV SE
007	370500	0020	12/8/04	\$237,500	1550	530	7	2003	3	2275	N	N	20416 137TH AV SE
007	370500	0040	8/25/04	\$230,000	1550	530	7	2003	3	2275	N	N	20430 137TH AV SE
007	370500	0050	7/28/04	\$229,000	1550	530	7	2003	3	2275	N	N	20436 137TH AV SE
007	370500	0070	11/2/04	\$240,000	1550	530	7	2003	3	2856	N	N	20477 137TH AV SE
007	370500	0090	12/8/04	\$239,500	1550	530	7	2003	3	3157	N	N	20454 137TH AV SE
007	370500	0100	6/6/04	\$229,950	1550	530	7	2003	3	2050	N	N	20460 137TH AV SE
007	370500	0110	4/27/04	\$229,950	1550	530	7	2003	3	2050	N	N	20466 137TH AV SE
007	370500	0140	9/10/03	\$235,600	1550	530	7	2003	3	2460	N	N	20484 137TH AV SE
007	370500	0080	7/23/04	\$234,500	1550	530	7	2003	3	3013	N	N	20471 137TH AV SE
007	723730	0650	8/3/04	\$227,150	1560	0	7	2004	3	4483	N	N	25702 162ND PL SE
007	723730	1160	8/10/04	\$224,950	1560	0	7	2004	3	6054	N	N	25705 162ND PL SE
007	723730	0840	1/12/04	\$214,950	1560	0	7	2003	3	4171	N	N	16022 SE 256TH PL
007	770150	0080	6/10/03	\$197,615	1560	0	7	1981	4	11783	N	N	24906 183RD PL SE
007	232980	0170	4/9/03	\$225,000	1580	250	7	1988	3	7194	N	N	16715 SE 251ST ST
007	232980	0350	8/11/03	\$204,500	1600	0	7	1989	3	7941	N	N	16735 SE 251ST PL
007	232981	0210	8/28/03	\$203,000	1610	0	7	1990	3	7557	N	N	25121 170TH WY SE
007	186582	0060	7/16/04	\$225,000	1620	0	7	1977	4	11026	N	N	25324 170TH PL SE
007	184313	0630	11/4/04	\$263,820	1640	0	7	2003	3	6029	N	N	25513 159TH CT SE
007	184313	0310	8/23/04	\$256,430	1640	0	7	2003	3	5254	N	N	15922 SE 254TH ST
007	184313	0260	7/2/04	\$242,619	1640	0	7	2003	3	5000	N	N	16030 SE 254TH ST
007	184313	0530	12/11/03	\$234,950	1640	0	7	2003	3	5650	N	N	15823 SE 254TH PL
007	186582	0050	7/27/04	\$226,900	1640	0	7	1978	3	8000	N	N	25330 170TH PL SE
007	232980	0560	8/12/03	\$215,000	1650	0	7	1989	3	6224	N	N	17022 SE 251ST PL
007	252205	9189	3/11/03	\$282,000	1660	0	7	1974	4	47916	N	N	25819 173RD AV SE
007	232205	9055	6/6/03	\$306,900	1670	0	7	1978	3	152895	N	N	24626 148TH AV SE
007	232981	0280	10/24/03	\$226,450	1680	0	7	1990	3	7792	N	N	25016 170TH WY SE
007	856289	1250	8/27/03	\$229,565	1699	0	7	2003	3	3606	N	N	16301 SE 251ST ST
007	856289	0230	2/23/04	\$239,950	1699	0	7	2003	3	4023	N	N	16305 SE 250TH PL

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	856289	0190	7/31/03	\$229,955	1699	0	7	2003	3	5740	N	N	16217 SE 250TH PL
007	856289	0250	6/13/03	\$228,695	1699	0	7	2003	3	4488	N	N	16311 SE 250TH PL
007	856289	0210	5/28/03	\$228,590	1699	0	7	2003	3	4779	N	N	16229 SE 250TH PL
007	262205	9045	4/28/04	\$215,000	1740	0	7	1973	3	20442	N	N	15650 SE 265TH ST
007	723730	1020	7/27/04	\$289,000	1740	0	7	2003	3	5597	N	N	25630 160TH PL SE
007	723730	1020	2/6/04	\$257,950	1740	0	7	2003	3	5597	N	N	25630 160TH PL SE
007	232980	0250	8/28/03	\$214,995	1760	0	7	1987	3	7128	N	N	16718 SE 251ST PL
007	723730	0760	7/14/04	\$242,950	1770	0	7	2004	3	4125	N	N	16202 SE 256TH PL
007	723730	0790	7/14/04	\$240,000	1770	0	7	2004	3	4124	N	N	16124 SE 256TH PL
007	723730	0210	3/2/04	\$242,950	1770	0	7	2003	3	4000	N	N	25829 163RD AV SE
007	723730	1000	11/19/03	\$228,950	1770	0	7	2003	3	4121	N	N	25704 160TH PL SE
007	923844	0160	11/25/03	\$242,500	1770	0	7	2002	3	5395	N	N	15801 SE 253RD PL
007	723730	1100	7/13/04	\$245,769	1780	0	7	2004	3	4221	N	N	16131 SE 256TH PL
007	723730	0660	6/24/04	\$240,000	1780	0	7	2004	3	4400	N	N	25632 162ND PL SE
007	723730	1120	6/13/04	\$237,950	1780	0	7	2004	3	4512	N	N	16205 SE 256TH PL
007	723730	1070	6/24/04	\$234,950	1780	0	7	2004	3	4655	N	N	16115 SE 256TH PL
007	723730	1190	6/4/04	\$234,950	1780	0	7	2004	3	4985	N	N	16130 SE 258TH ST
007	723730	0850	2/9/04	\$231,859	1780	0	7	2003	3	6422	N	N	16018 SE 256TH PL
007	723730	0050	1/7/04	\$235,450	1780	0	7	2003	3	4000	N	N	16029 SE 258TH ST
007	184313	0490	5/26/04	\$248,500	1800	0	7	2003	3	4868	N	N	15832 SE 254TH PL
007	184313	0280	4/7/04	\$246,489	1800	0	7	2003	3	5000	N	N	16020 SE 254TH ST
007	184313	0180	4/26/04	\$239,950	1800	0	7	2003	3	4904	N	N	25406 161ST AV SE
007	184313	0830	10/1/03	\$229,950	1800	0	7	2003	3	5000	N	N	25504 160TH PL SE
007	184313	0350	5/18/04	\$229,570	1800	0	7	2003	3	4833	N	N	16013 SE 253RD PL
007	184313	0030	10/9/03	\$227,950	1800	0	7	2003	3	5000	N	N	16015 SE 255TH PL
007	723730	1170	5/26/04	\$239,450	1810	0	7	2004	3	6572	N	N	25711 162ND PL SE
007	723730	0730	6/9/04	\$238,950	1810	0	7	2004	3	4611	N	N	16218 SE 256TH PL
007	723730	0750	6/9/04	\$238,950	1810	0	7	2004	3	4124	N	N	16208 SE 256TH PL
007	723730	0020	12/11/03	\$249,251	1810	0	7	2003	3	4593	N	N	16017 SE 258TH ST
007	723730	1210	5/17/04	\$236,950	1810	0	7	2004	3	4113	N	N	16122 SE 258TH ST
007	723730	0630	6/4/04	\$233,950	1810	0	7	2004	3	5180	N	N	25710 162ND PL SE

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Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	723730	0070	2/9/04	\$227,450	1810	0	7	2003	3	4403	N	N	16101 SE 258TH ST
007	179550	0010	9/13/04	\$200,000	1850	0	7	1962	4	18318	N	N	16866 SE 268TH ST
007	232981	0480	8/30/04	\$215,000	1870	0	7	1989	3	6584	N	N	16737 SE 250TH CT
007	723730	0530	7/1/04	\$249,027	1880	0	7	2004	3	4000	N	N	25824 163RD AV SE
007	723730	0010	1/23/04	\$257,568	1880	0	7	2003	3	4270	N	N	16013 SE 258TH ST
007	723730	1080	5/21/04	\$241,989	1880	0	7	2004	3	4205	N	N	16119 SE 256TH PL
007	723730	0550	7/6/04	\$239,950	1880	0	7	2004	3	4000	N	N	25816 163RD AV SE
007	723730	1220	5/15/04	\$250,383	1880	0	7	2004	3	4505	N	N	16118 SE 258TH ST
007	723730	0670	4/24/04	\$234,387	1880	0	7	2004	3	4400	N	N	25628 162ND PL SE
007	723730	0690	4/21/04	\$234,130	1880	0	7	2004	3	4777	N	N	25620 162ND PL SE
007	723730	1200	6/2/04	\$231,250	1880	0	7	2004	3	4692	N	N	16126 SE 258TH ST
007	723730	0860	1/7/04	\$229,650	1880	0	7	2003	3	5507	N	N	16012 SE 256TH PL
007	723730	0640	6/16/04	\$229,950	1880	0	7	2004	3	4843	N	N	25706 162ND PL SE
007	723730	1150	6/28/04	\$229,950	1880	0	7	2004	3	5364	N	N	25631 162ND PL SE
007	723730	0280	4/7/04	\$237,873	1880	0	7	2004	3	4319	N	N	16113 SE 259TH CT
007	723730	0350	5/13/04	\$222,950	1880	0	7	2004	3	4000	N	N	16209 SE 259TH CT
007	723730	0080	3/15/04	\$233,005	1880	0	7	2004	3	4548	N	N	16105 SE 258TH ST
007	723730	1110	6/16/04	\$221,950	1880	0	7	2004	3	4354	N	N	16201 SE 256TH PL
007	723730	0820	12/28/03	\$220,950	1880	0	7	2004	3	5501	N	N	16030 SE 256TH PL
007	723730	0300	4/6/04	\$221,275	1880	0	7	2004	3	4109	N	N	16121 SE 259TH CT
007	001190	0170	2/25/04	\$251,295	1900	0	7	2003	3	5200	N	N	15425 SE 252ND PL
007	232980	0240	3/11/03	\$231,000	1900	0	7	1988	3	7194	N	N	16724 SE 251ST PL
007	856289	0220	5/24/04	\$264,539	1905	0	7	2003	3	4768	N	N	16301 SE 250TH PL
007	856289	0240	2/24/04	\$251,950	1905	0	7	2003	3	4043	N	N	16309 SE 250TH PL
007	856289	0200	9/29/03	\$251,275	1905	0	7	2003	3	4673	N	N	16225 SE 250TH PL
007	856289	1240	6/30/03	\$245,081	1905	0	7	2003	3	4054	N	N	16231 SE 251ST ST
007	279980	0730	12/19/03	\$239,990	1910	0	7	2003	3	4962	N	N	26422 SE 263RD PL
007	279980	0010	3/25/04	\$240,910	1910	0	7	2004	3	4701	N	N	26328 165TH PL SE
007	279980	0570	1/27/04	\$239,000	1910	0	7	2004	3	5234	N	N	16505 SE 263RD ST
007	950720	0510	6/21/04	\$241,860	1910	0	7	2004	3	5000	N	N	26035 167TH PL SE
007	001190	0130	11/7/03	\$250,250	1920	0	7	2003	3	4598	N	N	15403 SE 252ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	001190	0140	12/16/03	\$237,000	1920	0	7	2003	3	4597	N	N	15407 SE 252ND PL
007	001190	0110	10/20/03	\$236,250	1920	0	7	2003	3	4575	N	N	15408 SE 252ND PL
007	232981	0580	7/30/03	\$229,000	1920	0	7	1989	3	9184	N	N	17142 SE 248TH PL
007	184313	0570	4/15/04	\$248,250	1950	0	7	2003	3	4556	N	N	15912 SE 255TH ST
007	184313	0450	2/4/04	\$244,150	1950	0	7	2003	3	4780	N	N	15827 SE 253RD PL
007	184313	0670	4/17/04	\$236,950	1950	0	7	2003	3	4953	N	N	25522 159TH CT SE
007	184313	0160	3/10/04	\$235,950	1950	0	7	2003	3	5000	N	N	25420 161ST AV SE
007	192206	9120	9/2/04	\$282,000	1970	0	7	1965	4	17397	N	N	18006 SE 256TH ST
007	255081	0130	8/22/03	\$205,000	1990	0	7	1976	3	10220	N	N	26846 165TH PL SE
007	184313	0500	5/12/04	\$245,250	2000	0	7	2003	3	6785	N	N	15830 SE 254TH PL
007	184313	0660	4/13/04	\$244,900	2000	0	7	2003	3	5289	N	N	25520 159TH CT SE
007	184313	0680	3/29/04	\$241,050	2000	0	7	2003	3	7243	N	N	25524 159TH CT SE
007	184313	0440	3/22/04	\$239,950	2000	0	7	2003	3	4750	N	N	15821 SE 253RD PL
007	184313	0290	2/11/04	\$236,950	2000	0	7	2003	3	5000	N	N	16016 SE 254TH ST
007	184313	0480	2/4/04	\$236,950	2000	0	7	2003	3	6494	N	N	15834 SE 254TH PL
007	184313	0780	2/17/04	\$236,850	2000	0	7	2003	3	5000	N	N	25412 160TH PL SE
007	184313	0460	12/5/03	\$234,950	2000	0	7	2003	3	5130	N	N	15833 SE 253RD PL
007	184313	0600	5/3/04	\$234,950	2000	0	7	2003	3	4942	N	N	15826 SE 255TH ST
007	184313	0810	9/9/03	\$232,950	2000	0	7	2003	3	5000	N	N	25430 160TH PL SE
007	184313	0020	10/8/03	\$232,000	2000	0	7	2003	3	5000	N	N	16007 SE 255TH PL
007	546720	0035	8/13/03	\$335,000	2000	0	7	1997	3	21273	Y	N	26820 149TH AV SE
007	184313	0190	5/4/04	\$241,950	2030	0	7	2003	3	5493	N	N	25402 161ST AV SE
007	184313	0690	3/15/04	\$236,950	2030	0	7	2003	3	5986	N	N	25526 159TH CT SE
007	184313	0790	2/12/04	\$233,950	2030	0	7	2003	3	5000	N	N	25418 160TH PL SE
007	279980	0240	7/21/04	\$275,345	2030	0	7	2004	3	5216	N	N	16706 SE 262ND PL
007	279980	0230	5/14/04	\$267,450	2030	0	7	2004	3	5575	N	N	16708 SE 262ND PL
007	279980	0200	4/19/04	\$264,560	2030	0	7	2004	3	6937	N	N	16627 SE 262ND PL
007	279980	0240	8/18/04	\$252,500	2030	0	7	2004	3	5216	N	N	16706 SE 262ND PL
007	279980	0020	4/18/04	\$248,690	2030	0	7	2004	3	4648	N	N	26322 165TH PL SE
007	279980	0500	8/22/03	\$240,415	2030	0	7	2003	3	4617	N	N	26303 164TH PL SE
007	279980	0440	6/30/03	\$239,060	2030	0	7	2003	3	4800	N	N	26207 164TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	279980	0490	6/19/03	\$235,155	2030	0	7	2003	3	5346	N	N	26231 164TH PL SE
007	950720	0500	5/21/04	\$256,465	2030	0	7	2004	3	5868	N	N	26041 167TH PL SE
007	950720	0540	5/24/04	\$255,495	2030	0	7	2004	3	5000	N	N	26029 167TH PL SE
007	669900	1410	10/26/04	\$259,950	2040	0	7	2001	3	5409	N	N	17915 SE 259TH ST
007	184313	0580	6/4/04	\$262,368	2100	0	7	2003	3	4795	N	N	15906 SE 255TH ST
007	184313	0820	8/21/03	\$250,950	2100	0	7	2003	3	5000	N	N	25436 160TH PL SE
007	142205	9234	10/12/04	\$437,500	2120	0	7	1987	3	95040	N	N	14922 SE 232ND ST
007	001190	0150	11/7/03	\$251,750	2140	0	7	2003	3	5200	N	N	15415 SE 252ND PL
007	001190	0120	10/17/03	\$250,250	2140	0	7	2003	3	4800	N	N	15404 SE 252ND PL
007	669900	0410	3/28/03	\$249,900	2150	0	7	2001	3	5635	N	N	17903 SE 258TH ST
007	723730	0980	7/30/04	\$275,950	2150	0	7	2003	3	5711	N	N	25712 160TH PL SE
007	723730	0430	4/23/04	\$251,450	2150	0	7	2003	3	5618	N	N	25920 161ST CT SE
007	723730	0190	1/5/04	\$252,950	2150	0	7	2004	3	4000	N	N	25813 163RD AV SE
007	723730	0990	10/28/04	\$307,450	2200	0	7	2003	3	4116	N	N	25708 160TH PL SE
007	723730	0420	6/8/04	\$272,950	2200	0	7	2004	3	5648	N	N	25924 161ST CT SE
007	723730	1010	4/16/04	\$259,950	2200	0	7	2003	3	4240	N	N	25700 160TH PL SE
007	723730	0970	2/4/04	\$254,500	2200	0	7	2003	3	4900	N	N	25719 160TH PL SE
007	723730	0400	4/28/04	\$264,450	2200	0	7	2004	3	6065	N	N	25932 161ST CT SE
007	723730	0780	6/17/04	\$254,950	2200	0	7	2004	3	4124	N	N	16128 SE 256TH PL
007	723730	0200	1/21/04	\$259,500	2200	0	7	2003	3	4000	N	N	25825 163RD AV SE
007	923844	0050	9/25/03	\$265,000	2230	0	7	2002	3	5470	N	N	15628 SE 254TH PL
007	184313	0390	12/20/04	\$284,000	2240	0	7	2003	3	4500	N	N	16012 SE 253RD PL
007	184313	0420	7/21/04	\$272,310	2240	0	7	2003	3	4950	N	N	15828 SE 253RD PL
007	184313	0090	5/26/04	\$271,548	2240	0	7	2003	3	5060	N	N	16107 SE 255TH PL
007	184313	0240	12/15/03	\$257,950	2240	0	7	2003	3	5000	N	N	16024 SE 254TH ST
007	184313	0760	2/2/04	\$254,525	2240	0	7	2003	3	5000	N	N	25515 161ST AV SE
007	184313	0220	11/24/03	\$253,062	2240	0	7	2003	3	5231	N	N	16102 SE 254TH ST
007	184313	0070	2/2/04	\$249,308	2240	0	7	2003	3	5107	N	N	16103 SE 255TH PL
007	184313	0050	9/29/03	\$247,950	2240	0	7	2003	3	5000	N	N	16023 SE 255TH PL
007	184313	0590	9/14/04	\$270,450	2250	0	7	2003	3	4818	N	N	15902 SE 255TH ST
007	184313	0300	7/19/04	\$266,000	2250	0	7	2003	3	4906	N	N	16012 SE 254TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	184313	0610	5/11/04	\$259,950	2250	0	7	2003	3	5051	N	N	15822 SE 255TH ST
007	184313	0700	7/6/04	\$259,950	2250	0	7	2003	3	5915	N	N	25528 159TH CT SE
007	184313	0890	3/15/04	\$256,950	2250	0	7	2003	3	5244	N	N	25413 160TH PL SE
007	184313	0640	7/20/04	\$289,799	2330	0	7	2003	3	5279	N	N	25515 159TH CT SE
007	184313	0970	3/2/04	\$288,500	2330	0	7	2003	3	5816	N	N	25434 160TH AV SE
007	184313	0470	4/21/04	\$288,370	2330	0	7	2003	3	6534	N	N	15908 SE 254TH PL
007	184313	0320	6/9/04	\$280,031	2330	0	7	2003	3	5349	N	N	16004 SE 254TH ST
007	184313	0250	6/21/04	\$280,887	2330	0	7	2003	3	5000	N	N	16034 SE 254TH ST
007	184313	0400	8/27/04	\$272,975	2330	0	7	2003	3	4500	N	N	16010 SE 253RD PL
007	184313	0550	7/1/04	\$271,950	2330	0	7	2003	3	5538	N	N	15903 SE 254TH PL
007	184313	0950	12/17/03	\$271,589	2330	0	7	2003	3	6864	N	N	25422 160TH AV SE
007	184313	0130	5/20/04	\$270,957	2330	0	7	2003	3	5000	N	N	25438 161ST AV SE
007	184313	0430	7/26/04	\$266,950	2330	0	7	2003	3	4978	N	N	15818 SE 253RD PL
007	184313	0110	4/26/04	\$263,950	2330	0	7	2003	3	5026	N	N	25508 161ST AV SE
007	184313	0720	12/23/03	\$259,800	2330	0	7	2003	3	5000	N	N	25503 161ST PL SE
007	184313	0560	3/10/04	\$257,646	2330	0	7	2003	3	5730	N	N	15907 SE 254TH PL
007	184313	0060	1/26/04	\$256,650	2330	0	7	2003	3	5000	N	N	16029 SE 255TH PL
007	723730	0770	6/1/04	\$254,950	2350	0	7	2004	3	4125	N	N	16132 SE 256TH PL
007	723730	0410	5/20/04	\$259,950	2350	0	7	2004	3	5862	N	N	25928 161ST CT SE
007	723730	0800	5/24/04	\$252,450	2350	0	7	2004	3	4128	N	N	16120 SE 256TH PL
007	723730	0220	12/31/03	\$254,950	2350	0	7	2003	3	4757	N	N	25901 163RD AV SE
007	184313	0990	6/25/04	\$291,950	2370	0	7	2003	3	5263	N	N	16002 SE 255TH PL
007	184313	0340	2/26/04	\$284,008	2370	0	7	2003	3	5134	N	N	16011 SE 253RD PL
007	184313	0170	4/26/04	\$280,723	2370	0	7	2003	3	5000	N	N	25414 161ST AV SE
007	184313	0010	2/25/04	\$275,605	2370	0	7	2003	3	4997	N	N	16003 SE 255TH PL
007	184313	0330	12/17/03	\$269,950	2370	0	7	2003	3	5692	N	N	16005 SE 253RD PL
007	184313	0800	8/19/03	\$265,950	2370	0	7	2003	3	5000	N	N	25424 160TH PL SE
007	723730	1090	6/28/04	\$276,025	2400	0	7	2004	3	4207	N	N	16127 SE 256TH PL
007	723730	0700	6/19/04	\$274,430	2400	0	7	2004	3	4727	N	N	25616 162ND PL SE
007	723730	0830	3/12/04	\$272,140	2400	0	7	2003	3	5240	N	N	16026 SE 256TH PL
007	723730	0270	6/9/04	\$279,215	2400	0	7	2004	3	4557	N	N	16109 SE 259TH CT

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	723730	1140	6/21/04	\$266,950	2400	0	7	2004	3	4870	N	N	25627 162ND PL SE
007	723730	0090	2/18/04	\$274,950	2400	0	7	2003	3	4548	N	N	16109 SE 258TH ST
007	723730	0060	2/19/04	\$273,950	2400	0	7	2003	3	4000	N	N	16033 SE 258TH ST
007	723730	0030	12/12/03	\$266,950	2400	0	7	2003	3	4074	N	N	16021 SE 258TH ST
007	279980	0220	4/20/04	\$286,573	2420	0	7	2004	3	6490	N	N	16631 SE 262ND PL
007	279980	0690	7/21/03	\$268,855	2420	0	7	2003	3	4750	N	N	16508 SE 263RD ST
007	279980	0190	11/12/03	\$267,855	2420	0	7	2004	3	6926	N	N	16625 SE 262ND PL
007	279980	0590	4/12/04	\$267,120	2420	0	7	2004	3	4748	N	N	26317 165TH PL SE
007	279980	0610	3/14/04	\$264,030	2420	0	7	2004	3	4726	N	N	26327 SE 264TH ST
007	279980	0710	7/23/03	\$261,005	2420	0	7	2003	3	4750	N	N	16432 SE 263RD ST
007	279980	0390	7/17/03	\$256,095	2420	0	7	2003	3	4750	N	N	16502 SE 262ND PL
007	279980	0770	8/5/03	\$252,915	2420	0	7	2003	3	4750	N	N	16503 SE 262ND PL
007	279980	0450	7/24/03	\$248,310	2420	0	7	2003	3	5363	N	N	26213 164TH PL SE
007	279980	0280	12/11/03	\$254,253	2420	0	7	2004	3	4750	N	N	16628 SE 262ND PL
007	279980	0160	11/5/03	\$254,005	2420	0	7	2004	3	4750	N	N	16613 SE 262ND PL
007	279980	0040	3/23/04	\$258,040	2420	0	7	2004	3	5888	N	N	26312 165TH PL SE
007	950720	0360	8/2/04	\$274,040	2420	0	7	2004	3	5000	N	N	16631 SE 261ST ST
007	950720	0490	5/21/04	\$266,160	2420	0	7	2004	3	4815	N	N	16622 SE 261ST ST
007	202206	9059	4/8/04	\$264,900	2440	0	7	1956	4	25719	N	N	19824 SE WAX RD
007	669900	0160	10/18/04	\$285,970	2480	0	7	2002	3	5538	N	N	25831 177TH PL SE
007	669900	0040	6/25/03	\$270,350	2480	0	7	2001	3	5000	N	N	25707 177TH PL SE
007	669900	0500	11/17/03	\$258,000	2480	0	7	2001	3	5000	N	N	25822 179TH PL SE
007	279980	0130	2/12/04	\$263,240	2500	0	7	2004	3	5240	N	N	16607 SE 262ND PL
007	279980	0750	10/8/03	\$251,320	2500	0	7	2003	3	4750	N	N	16425 SE 262ND PL
007	279980	0260	3/11/04	\$278,685	2530	0	7	2004	3	5412	N	N	16702 SE 262ND PL
007	279980	0170	12/9/03	\$276,990	2530	0	7	2004	3	5202	N	N	16615 SE 262ND PL
007	279980	0760	9/29/03	\$269,800	2530	0	7	2003	3	4750	N	N	16431 SE 262ND PL
007	950720	0140	9/1/04	\$307,000	2530	0	7	2004	3	4500	N	N	16548 SE 260TH ST
007	950720	0370	8/5/04	\$290,155	2530	0	7	2004	3	5000	N	N	16625 SE 261ST ST
007	279980	0180	12/29/03	\$271,520	2690	0	7	2004	3	5505	N	N	16621 SE 262ND PL
007	279980	0270	1/15/04	\$270,000	2690	0	7	2004	3	5301	N	N	16632 SE 262ND PL

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	279980	0640	9/9/03	\$266,615	2690	0	7	2003	3	5382	N	N	16424 SE 264TH ST
007	279980	0780	11/24/03	\$262,660	2690	0	7	2003	3	4750	N	N	16509 SE 262ND PL
007	279980	0740	9/26/03	\$259,320	2690	0	7	2003	3	4962	N	N	16421 SE 262ND PL
007	669900	0020	9/10/03	\$280,770	2730	0	7	2003	3	6000	N	N	25615 177TH PL SE
007	669900	0650	3/2/04	\$270,000	2730	0	7	2002	3	6479	N	N	17914 SE 257TH ST
007	669900	0080	1/24/03	\$292,000	2737	0	7	2003	3	6285	N	N	25729 177TH PL SE
007	669900	1080	5/21/03	\$265,795	2737	0	7	2003	3	6050	N	N	25717 177TH PL SE
007	669900	0960	3/24/03	\$263,000	2737	0	7	2003	3	6506	N	N	17802 SE 259TH PL
007	669900	0780	2/26/03	\$262,300	2737	0	7	2003	3	5000	N	N	17725 SE 257TH ST
007	669900	0920	4/7/03	\$257,480	2737	0	7	2003	3	5882	N	N	25817 178TH PL SE
007	669900	0150	8/30/04	\$350,000	2740	0	7	2002	3	5613	N	N	25825 177TH PL SE
007	669900	1470	10/2/04	\$299,950	2740	0	7	2001	3	5000	N	N	17906 SE 259TH ST
007	669900	1480	7/6/04	\$294,900	2740	0	7	2002	3	5000	N	N	17902 SE 259TH ST
007	669900	0420	10/22/04	\$290,000	2740	0	7	2001	3	4900	N	N	25805 179TH PL SE
007	669900	0050	11/19/03	\$280,000	2740	0	7	2001	3	5038	N	N	25713 177TH PL SE
007	669900	1260	10/19/04	\$278,500	2740	0	7	2002	3	4321	N	N	17803 SE 259TH ST
007	669900	0520	3/22/04	\$276,000	2740	0	7	2001	3	5550	N	N	25812 179TH PL SE
007	669900	0400	4/30/03	\$258,500	2740	0	7	2002	3	4905	N	N	25806 178TH PL SE
007	184313	0520	6/10/04	\$314,000	2860	0	7	2003	3	5224	N	N	15820 SE 254TH PL
007	184313	0920	10/3/03	\$308,651	2860	0	7	2003	3	5243	N	N	16013 SE 254TH ST
007	184313	0960	12/17/03	\$308,000	2860	0	7	2003	3	6445	N	N	25428 160TH AV SE
007	184313	0740	4/14/04	\$306,615	2860	0	7	2003	3	5000	N	N	25427 161ST AV SE
007	184313	0100	6/1/04	\$299,170	2860	0	7	2003	3	5585	N	N	25512 161ST AV SE
007	184313	0620	5/26/04	\$301,951	2860	0	7	2003	3	7317	N	N	15823 SE 255TH ST
007	184313	0270	7/15/04	\$297,310	2860	0	7	2003	3	5000	N	N	16024 SE 254TH ST
007	184313	0540	6/23/04	\$297,000	2860	0	7	2003	3	5488	N	N	15829 SE 254TH PL
007	184313	0140	5/24/04	\$296,950	2860	0	7	2003	3	5000	N	N	25432 161ST AV SE
007	184313	0120	4/23/04	\$293,605	2860	0	7	2003	3	5000	N	N	25502 161ST AV SE
007	184313	0230	11/28/03	\$292,313	2860	0	7	2003	3	5004	N	N	16042 SE 254TH ST
007	184313	0510	4/1/04	\$289,601	2860	0	7	2003	3	5553	N	N	15824 SE 254TH PL
007	184313	0750	1/13/04	\$288,790	2860	0	7	2003	3	5000	N	N	25421 161ST AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	184313	0940	1/2/04	\$288,039	2860	0	7	2003	3	6986	N	N	25416 160TH AV SE
007	279980	0060	4/2/04	\$316,295	2910	0	7	2004	3	5610	N	N	26302 165TH PL SE
007	279980	0250	5/3/04	\$314,345	2910	0	7	2004	3	6615	N	N	16704 SE 262ND PL
007	279980	0250	9/1/04	\$307,000	2910	0	7	2004	3	6615	N	N	16704 SE 262ND PL
007	279980	0480	4/26/04	\$298,500	2910	0	7	2003	3	5053	N	N	26225 164TH PL SE
007	279980	0700	10/31/03	\$286,060	2910	0	7	2003	3	4750	N	N	16504 SE 263RD ST
007	279980	0620	10/23/03	\$283,950	2910	0	7	2003	3	4750	N	N	16428 SE 264TH ST
007	279980	0430	12/16/03	\$281,160	2910	0	7	2004	3	5757	N	N	26203 164TH PL SE
007	279980	0480	8/15/03	\$277,220	2910	0	7	2003	3	5053	N	N	26225 164TH PL SE
007	279980	0560	10/1/03	\$279,670	2910	0	7	2003	3	5050	N	N	16501 SE 263RD ST
007	950720	0520	6/3/04	\$311,246	2910	0	7	2004	3	5505	N	N	26033 167TH PL SE
007	950720	0130	8/26/04	\$316,865	2910	0	7	2004	3	4500	N	N	16542 SE 260TH ST
007	950720	0620	6/23/04	\$307,485	2910	0	7	2004	3	4797	N	N	16615 SE 260TH ST
007	950720	0160	6/22/04	\$296,625	2910	0	7	2004	3	4529	N	N	16612 SE 260TH ST
007	279980	0150	2/26/04	\$289,900	2980	0	7	2004	3	6183	N	N	16611 SE 262ND PL
007	279980	0670	1/13/04	\$287,990	2980	0	7	2004	3	4750	N	N	16416 SE 264TH ST
007	184313	0770	12/11/03	\$294,725	3070	0	7	2003	3	5000	N	N	25409 161ST AV SE
007	184313	0200	9/9/04	\$308,450	3080	0	7	2003	3	4769	N	N	25330 161ST AV SE
007	184313	0910	3/14/04	\$298,450	3080	0	7	2003	3	5250	N	N	16017 SE 254TH ST
007	279980	0210	4/16/04	\$314,333	3140	0	7	2004	3	6352	N	N	16629 SE 262ND PL
007	279980	0070	3/24/04	\$310,885	3140	0	7	2004	3	5365	N	N	26230 165TH PL SE
007	279980	0370	4/29/04	\$297,280	3140	0	7	2004	3	4750	N	N	16510 SE 262ND PL
007	279980	0120	11/13/03	\$294,695	3140	0	7	2004	3	5616	N	N	16605 SE 262ND PL
007	279980	0090	11/21/03	\$293,410	3140	0	7	2004	3	5411	N	N	16527 SE 262ND PL
007	279980	0790	8/20/03	\$289,125	3140	0	7	2003	3	6041	N	N	16513 SE 262ND PL
007	279980	0510	9/5/03	\$283,515	3140	0	7	2003	3	4506	N	N	26309 164TH PL SE
007	279980	0030	3/19/04	\$290,275	3140	0	7	2004	3	4747	N	N	26316 165TH PL SE
007	279980	0660	7/8/03	\$286,085	3140	0	7	2003	3	4739	N	N	16418 SE 264TH ST
007	279980	0550	7/7/03	\$282,600	3140	0	7	2003	3	5031	N	N	16429 SE 263RD ST
007	279980	0460	7/2/03	\$264,615	3140	0	7	2003	3	5041	N	N	26219 164TH PL SE
007	279980	0090	9/11/03	\$261,640	3140	0	7	2004	3	5411	N	N	16527 SE 262ND PL

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	950720	0610	7/19/04	\$322,000	3140	0	7	2004	3	4815	N	N	16621 SE 260TH ST
007	669900	1150	8/5/03	\$312,000	3190	0	7	2002	3	5917	N	N	25736 178TH PL SE
007	669900	0140	3/22/04	\$295,930	3190	0	7	2002	3	6662	N	N	25819 177TH PL SE
007	669900	0730	1/31/03	\$265,000	3190	0	7	2002	3	5640	N	N	17804 SE 257TH ST
007	669900	0090	5/25/04	\$330,000	3194	0	7	2003	3	5966	N	N	25739 117TH PL SE
007	669900	1070	4/8/03	\$298,220	3194	0	7	2003	3	6050	N	N	25720 177TH PL SE
007	669900	1040	6/2/03	\$310,705	3239	0	7	2003	3	6684	N	N	25734 177TH PL SE
007	669900	1030	6/11/03	\$305,540	3239	0	7	2003	3	6689	N	N	25736 177TH PL SE
007	669900	0100	10/7/03	\$296,825	3239	0	7	2003	3	6000	N	N	25801 177TH PL SE
007	669900	0770	6/11/03	\$281,305	3239	0	7	2003	3	5865	N	N	17719 SE 257TH ST
007	669900	0950	6/11/03	\$280,000	3239	0	7	2003	3	5340	N	N	17804 SE 259TH PL
007	669900	0750	1/27/04	\$275,500	3239	0	7	2003	3	5640	N	N	17726 SE 257TH ST
007	669900	0750	3/4/03	\$265,350	3239	0	7	2003	3	5640	N	N	17726 SE 257TH ST
007	669900	0060	9/25/03	\$317,594	3240	0	7	2001	3	5000	N	N	25719 177TH PL SE
007	669900	1460	9/14/04	\$305,000	3240	0	7	2001	3	6972	N	N	17910 SE 259TH ST
007	669900	1460	7/1/03	\$287,500	3240	0	7	2001	3	6972	N	N	17910 SE 259TH ST
007	669900	0990	8/4/03	\$305,210	3240	0	7	2003	3	6590	N	N	25806 177TH PL SE
007	669900	0570	7/29/03	\$285,500	3240	0	7	2002	3	5000	N	N	25722 179TH PL SE
007	669900	0490	2/20/03	\$268,400	3240	0	7	2001	3	5000	N	N	25828 179TH PL SE
007	669900	0940	10/22/03	\$269,990	3240	0	7	2003	3	5100	N	N	17806 SE 259TH PL
007	279980	0080	3/10/04	\$320,240	3370	0	7	2004	3	5492	N	N	26226 165TH PL SE
007	279980	0650	12/11/03	\$316,500	3370	0	7	2003	3	5228	N	N	16420 SE 264TH ST
007	279980	0380	4/13/04	\$314,695	3370	0	7	2004	3	4750	N	N	16506 SE 262ND PL
007	279980	0580	1/22/04	\$312,412	3370	0	7	2004	3	4854	N	N	26311 165TH PL SE
007	279980	0050	3/15/04	\$307,410	3370	0	7	2004	3	6394	N	N	26308 165TH PL SE
007	279980	0110	2/13/04	\$305,210	3370	0	7	2004	3	4678	N	N	16601 SE 262ND PL
007	279980	0680	10/8/03	\$300,655	3370	0	7	2003	3	6052	N	N	16512 SE 263RD ST
007	279980	0540	12/9/03	\$300,530	3370	0	7	2004	3	5513	N	N	16423 SE 263RD ST
007	279980	0100	2/9/04	\$298,749	3370	0	7	2004	3	4659	N	N	16533 SE 262ND PL
007	279980	0520	9/18/03	\$288,875	3370	0	7	2003	3	5740	N	N	26315 164TH PL SE
007	279980	0410	8/25/03	\$274,340	3370	0	7	2003	3	4752	N	N	16422 SE 262ND PL

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	950720	0480	5/10/04	\$377,837	3370	0	7	2004	3	4499	N	N	16616 SE 261ST ST
007	950720	0530	5/25/04	\$355,830	3370	0	7	2004	3	6475	N	N	26031 167TH PL SE
007	950720	0600	7/9/04	\$346,605	3370	0	7	2004	3	4834	N	N	16627 SE 260TH ST
007	950720	0440	8/25/04	\$338,595	3370	0	7	2004	3	5134	N	N	26018 166TH PL SE
007	950720	0420	8/26/04	\$337,820	3370	0	7	2004	3	5020	N	N	26036 166TH PL SE
007	950720	0550	6/7/04	\$328,075	3370	0	7	2004	3	5000	N	N	26023 167TH PL SE
007	950720	0180	6/11/04	\$305,285	3370	0	7	2004	3	4700	N	N	16624 SE 260TH ST
007	279980	0600	11/24/03	\$330,224	3490	0	7	2003	3	4750	N	N	26321 165TH PL SE
007	279980	0290	4/20/04	\$321,880	3490	0	7	2004	3	4750	N	N	16622 SE 262ND PL
007	279980	0720	9/3/03	\$312,245	3490	0	7	2003	3	4750	N	N	16426 SE 263RD ST
007	279980	0140	12/30/03	\$304,682	3490	0	7	2003	3	6953	N	N	16609 SE 262ND PL
007	279980	0630	9/30/03	\$299,365	3490	0	7	2003	3	4739	N	N	16426 SE 264TH ST
007	279980	0470	12/8/03	\$293,964	3490	0	7	2004	3	5037	N	N	26221 164TH PL SE
007	279980	0530	8/8/03	\$294,760	3490	0	7	2003	3	5722	N	N	16419 SE 263RD ST
007	950720	0460	9/14/04	\$364,000	3490	0	7	2004	3	6214	N	N	26014 166TH PL SE
007	950720	0430	8/26/04	\$349,770	3490	0	7	2004	3	5420	N	N	26030 166TH PL SE
007	950720	0470	7/12/04	\$347,660	3490	0	7	2004	3	6459	N	N	26012 166TH PL SE
007	950720	0170	6/29/04	\$309,790	3490	0	7	2004	3	4697	N	N	16618 SE 260TH ST
007	669900	0970	2/18/03	\$295,435	3510	0	7	2002	3	5503	N	N	17728 SE 259TH PL
007	032205	9213	2/15/04	\$277,000	1000	480	8	1975	3	45302	N	N	20427 147TH AV SE
007	261830	0300	8/24/04	\$216,000	1060	0	8	1963	4	10080	N	N	14215 SE 200TH ST
007	261830	0550	3/25/03	\$184,700	1060	0	8	1964	4	10800	N	N	20116 143RD PL SE
007	262205	9081	3/13/03	\$242,500	1130	0	8	1979	4	55756	N	N	26823 164TH AV SE
007	262176	0130	7/13/04	\$239,500	1279	389	8	1997	3	6939	N	N	25855 175TH PL SE
007	151591	0080	5/2/03	\$270,000	1310	950	8	1993	3	10009	N	N	25921 160TH AV SE
007	262176	0100	2/25/03	\$202,500	1387	0	8	1997	3	8661	N	N	25873 175TH PL SE
007	262176	0570	6/27/03	\$192,000	1390	0	8	1997	3	6482	N	N	17551 SE 259TH PL
007	262175	0280	4/22/03	\$266,000	1400	900	8	1997	3	7533	N	N	25732 174TH PL SE
007	019350	0100	8/16/04	\$207,000	1460	0	8	1967	3	10500	N	N	14902 SE 270TH PL
007	261830	0480	11/24/03	\$225,000	1470	0	8	1964	4	9498	N	N	14307 SE 200TH ST
007	262176	0010	1/25/03	\$215,000	1545	0	8	1997	3	13116	N	N	25903 175TH WY SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	262176	0090	9/11/03	\$214,950	1545	0	8	1997	3	8992	N	N	25879 175TH PL SE
007	019350	0040	3/26/03	\$199,950	1560	0	8	1968	3	9680	N	N	27020 150TH PL SE
007	262176	0180	8/25/04	\$246,950	1570	0	8	1997	3	6977	N	N	25856 175TH PL SE
007	262176	0240	10/16/03	\$225,000	1570	0	8	1997	3	7669	N	N	17518 SE 259TH PL
007	689251	0010	3/3/03	\$244,757	1610	0	8	2002	3	18030	N	N	25419 156TH PL SE
007	132205	9068	3/24/04	\$239,950	1640	0	8	1968	3	35719	N	N	16655 SE 236TH ST
007	142205	9173	4/22/04	\$545,000	1640	1550	8	1979	3	381356	N	N	16202 SE 229TH PL
007	856289	1270	9/22/03	\$224,950	1640	0	8	2003	3	3600	N	N	16309 SE 251ST ST
007	756945	0100	8/16/04	\$251,724	1680	0	8	2003	3	4250	N	N	16120 SE 260TH ST
007	756945	0390	5/20/04	\$256,950	1680	0	8	2003	3	4675	N	N	16213 SE 260TH ST
007	756945	0150	8/6/04	\$251,510	1680	0	8	2003	3	4782	N	N	25936 161ST CT SE
007	756945	0480	5/25/04	\$239,950	1680	0	8	2003	3	4226	N	N	16331 SE 260TH ST
007	756945	0450	2/18/04	\$239,950	1680	0	8	2003	3	6389	N	N	16317 SE 260TH ST
007	756945	0070	12/14/03	\$237,426	1680	0	8	2003	3	3825	N	N	16206 SE 260TH ST
007	809200	0070	7/26/04	\$212,500	1700	0	8	1964	4	9750	N	N	17608 SE 261ST ST
007	142205	9126	11/24/03	\$382,500	1770	0	8	1970	3	236145	N	N	15015 SE 224TH ST
007	885779	0020	7/2/04	\$310,000	1770	0	8	1993	3	15600	N	N	19928 SE 242ND PL
007	262175	0100	8/6/04	\$279,950	1789	0	8	1997	3	7366	N	N	25703 174TH PL SE
007	262175	0190	5/14/04	\$268,000	1789	0	8	1997	3	7022	N	N	25772 174TH PL SE
007	689251	0260	10/20/03	\$237,500	1800	0	8	2003	3	4802	N	N	25511 157TH AV SE
007	756945	0110	9/1/04	\$263,212	1800	0	8	2003	3	4252	N	N	16116 SE 260TH ST
007	756945	0180	5/13/04	\$257,680	1800	0	8	2003	3	6616	N	N	16003 SE 260TH ST
007	756945	0400	3/22/04	\$253,500	1800	0	8	2003	3	4292	N	N	19621 SE 260TH ST
007	756945	0160	5/19/04	\$252,462	1800	0	8	2003	3	6196	N	N	25935 161ST CT SE
007	756945	0460	3/18/04	\$251,705	1800	0	8	2003	3	5000	N	N	16321 SE 260TH ST
007	756945	0060	12/26/03	\$250,452	1800	0	8	2003	3	4250	N	N	16210 SE 260TH ST
007	756945	0010	12/10/03	\$239,950	1800	0	8	2003	3	4227	N	N	16328 SE 260TH ST
007	858640	0071	5/5/04	\$300,000	1800	710	8	1978	3	22005	N	N	26127 156TH AV SE
007	152205	9080	10/1/03	\$344,000	1810	0	8	1975	3	76665	N	N	23419 147TH AV SE
007	262175	0310	7/6/04	\$273,000	1850	0	8	1997	3	7591	N	N	25714 174TH PL SE
007	151591	0150	3/8/04	\$278,600	1860	0	8	1993	3	9512	N	N	25717 160TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	151591	0420	1/26/04	\$276,000	1860	0	8	1994	3	10493	N	N	26011 158TH PL SE
007	001190	0080	7/6/04	\$247,000	1920	0	8	2004	3	4800	N	N	15420 SE 252ND PL
007	001190	0050	5/5/04	\$243,350	1920	0	8	2004	3	4500	N	N	15510 SE 252ND PL
007	152205	9110	9/26/04	\$390,000	1930	0	8	1974	3	76665	N	N	14715 SE 234TH PL
007	262205	9098	6/17/04	\$339,000	1950	690	8	1964	4	29185	N	N	26819 164TH AV SE
007	262175	0673	3/25/03	\$249,950	1960	0	8	2002	3	11109	N	N	17231 SE 257TH ST
007	665470	0190	4/27/04	\$254,950	1970	0	8	2004	3	7790	N	N	24612 183RD PL SE
007	665470	0410	3/4/03	\$246,950	1970	0	8	2003	3	6699	N	N	18212 SE 247TH ST
007	262176	0400	5/22/03	\$305,000	1974	0	8	1997	3	7497	N	N	25809 176TH PL SE
007	262176	0170	3/25/04	\$270,000	1977	0	8	1997	3	7764	N	N	25850 175TH PL SE
007	151591	0140	6/11/03	\$244,500	1980	0	8	1993	3	7937	N	N	15930 SE 258TH ST
007	665470	0240	3/4/04	\$264,428	1980	0	8	2004	3	6566	N	N	18315 SE 247TH ST
007	665470	0110	2/23/03	\$239,950	1980	0	8	2002	3	6998	N	N	18214 SE 246TH ST
007	856289	1260	8/21/03	\$249,950	1980	0	8	2003	3	3600	N	N	16305 SE 251ST ST
007	856289	1280	2/24/04	\$254,950	1980	0	8	2003	3	4183	N	N	16311 SE 251ST ST
007	262205	9083	4/16/03	\$269,000	1990	1280	8	1961	3	46173	N	N	26811 156TH PL SE
007	184310	0250	4/8/04	\$259,000	2010	0	8	1989	3	6963	N	N	25234 161ST PL SE
007	665470	0170	12/17/03	\$268,700	2020	0	8	2003	3	11812	N	N	24602 183RD PL SE
007	665470	0180	4/15/04	\$256,950	2020	0	8	2004	3	7861	N	N	24606 183RD PL SE
007	665470	0510	9/2/03	\$252,562	2020	0	8	2003	3	6999	N	N	18205 SE 246TH ST
007	756945	0140	8/4/04	\$287,950	2020	0	8	2003	3	4149	N	N	16104 SE 260TH ST
007	756945	0190	5/27/04	\$282,445	2020	0	8	2003	3	7794	N	N	16007 SE 260TH ST
007	756945	0370	1/14/04	\$275,106	2020	0	8	2003	3	4797	N	N	16207 SE 260TH ST
007	756945	0360	5/13/04	\$274,950	2020	0	8	2003	3	4071	N	N	26020 162ND AV SE
007	756945	0040	2/26/04	\$265,950	2020	0	8	2003	3	3825	N	N	16218 SE 260TH ST
007	756945	0410	4/21/04	\$266,730	2020	0	8	2003	3	5575	N	N	16219 SE 260TH ST
007	756945	0020	12/22/03	\$259,950	2020	0	8	2003	3	3825	N	N	16322 SE 260TH ST
007	142205	9062	6/26/03	\$270,000	2030	0	8	1969	4	48939	N	N	16227 SE 224TH ST
007	665470	0480	12/26/03	\$262,946	2050	0	8	2003	3	7358	N	N	18307 SE 246TH ST
007	665470	0560	8/4/03	\$265,015	2050	0	8	2003	3	6999	N	N	18103 SE 246TH ST
007	184310	0530	7/13/04	\$283,450	2060	0	8	1989	3	12396	N	N	25424 162ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	262176	0600	10/21/04	\$291,000	2060	0	8	1997	3	6674	N	N	17533 SE 259TH PL
007	262176	0550	8/10/04	\$288,000	2060	0	8	1997	3	7946	N	N	17561 SE 259TH PL
007	262176	0630	7/9/04	\$282,000	2060	0	8	1997	3	7858	N	N	25918 175TH PL SE
007	262176	0320	6/28/04	\$275,000	2060	0	8	1997	3	6795	N	N	17568 SE 259TH PL
007	262176	0330	8/26/03	\$269,950	2060	0	8	1997	3	6488	N	N	25853 176TH PL SE
007	262176	0500	3/16/04	\$271,000	2060	0	8	1997	3	6851	N	N	17614 SE 259TH CT
007	262176	0030	1/27/04	\$270,000	2060	0	8	1997	3	7696	N	N	25911 175TH PL SE
007	262176	0520	10/10/03	\$253,000	2060	0	8	1997	3	7075	N	N	17621 SE 259TH CT
007	665470	0570	12/17/03	\$299,950	2060	0	8	2002	3	6796	N	N	24608 180TH PL SE
007	665470	0060	4/9/03	\$279,249	2060	0	8	2003	3	6998	N	N	18108 SE 246TH ST
007	665470	0530	5/2/03	\$255,465	2060	0	8	2003	3	6999	N	N	18125 SE 246TH ST
007	689251	0040	7/15/04	\$272,500	2060	0	8	2001	3	4380	N	N	25501 156TH PL SE
007	262175	0380	6/19/03	\$279,950	2080	0	8	1998	3	9985	N	N	17612 SE 257TH CT
007	689250	0070	9/24/04	\$275,650	2090	0	8	2000	3	6484	N	N	25404 155TH AV SE
007	689251	0080	7/21/04	\$279,950	2090	0	8	2002	3	4939	N	N	15623 SE 255TH PL
007	152205	9173	3/10/03	\$575,000	2100	1750	8	1990	3	87120	N	N	22525 141ST AV SE
007	001190	0040	11/4/04	\$289,000	2130	0	8	2004	3	4800	N	N	15514 SE 252ND PL
007	184310	0200	8/16/04	\$294,995	2130	0	8	1989	3	7032	N	N	25349 163RD AV SE
007	184310	0220	3/31/04	\$276,500	2140	0	8	1989	3	11251	N	N	16200 SE 254TH ST
007	184310	0460	1/5/04	\$280,000	2140	0	8	1989	3	8256	N	N	16123 SE 254TH ST
007	262175	0150	7/25/03	\$262,950	2160	0	8	1997	3	8215	N	N	25777 174TH PL SE
007	142205	9110	11/5/03	\$439,000	2200	0	8	1977	4	94525	N	N	23001 164TH AV SE
007	689251	0100	8/11/03	\$279,950	2200	0	8	2002	3	4945	N	N	15631 SE 255TH PL
007	020003	0030	2/2/04	\$297,600	2230	0	8	2003	3	6372	N	N	15516 SE 255TH ST
007	151591	0370	6/7/04	\$325,000	2290	0	8	1994	3	10364	N	N	26004 158TH PL SE
007	232205	9015	7/12/04	\$391,500	2300	0	8	1992	3	49222	N	N	25505 156TH AV SE
007	001190	0020	5/6/04	\$321,000	2310	0	8	2003	3	4800	N	N	15522 SE 252ND PL
007	001190	0180	2/3/04	\$294,250	2310	0	8	2004	3	7180	N	N	15429 SE 252ND PL
007	020003	0050	8/5/04	\$340,350	2310	0	8	2004	3	5906	N	N	15528 SE 255TH ST
007	184310	0020	7/25/03	\$260,000	2340	0	8	1990	3	6448	N	N	16320 SE 254TH ST
007	262175	0290	9/18/03	\$290,950	2345	0	8	1997	3	9688	N	N	25726 174TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	262175	0230	3/3/03	\$270,000	2345	0	8	1997	3	7210	N	N	25756 174TH PL SE
007	151590	0190	5/3/04	\$339,000	2370	0	8	1992	3	8938	N	N	26006 157TH AV SE
007	151591	0090	11/10/03	\$325,000	2380	0	8	1993	3	11859	N	N	25915 160TH AV SE
007	184310	0280	8/20/03	\$279,000	2400	0	8	1989	3	8313	N	N	16129 SE 252ND PL
007	665470	0220	8/21/03	\$335,880	2400	0	8	2003	3	11786	N	N	18329 SE 247TH ST
007	665470	0520	8/16/04	\$298,700	2400	0	8	2003	3	6999	N	N	18131 SE 246TH ST
007	665470	0210	5/3/04	\$350,170	2400	930	8	2003	3	13688	N	N	24626 183RD PL SE
007	665470	0440	6/3/04	\$299,637	2400	0	8	2004	3	6999	N	N	18314 SE 247TH ST
007	665470	0550	6/10/03	\$300,307	2400	0	8	2003	3	6999	N	N	18109 SE 246TH ST
007	665470	0140	12/3/03	\$280,090	2400	0	8	2003	3	6998	N	N	18312 SE 246TH ST
007	665470	0350	6/17/03	\$288,232	2400	0	8	2003	3	6999	N	N	18102 SE 247TH ST
007	665470	0200	5/27/04	\$319,950	2400	930	8	2003	3	7790	N	N	24618 183RD PL SE
007	665470	0120	7/17/03	\$286,506	2400	0	8	2003	3	6857	N	N	18222 SE 246TH ST
007	665470	0580	3/29/04	\$274,950	2400	0	8	2002	3	5999	N	N	24616 180TH PL SE
007	665470	0520	10/30/03	\$269,950	2400	0	8	2003	3	6999	N	N	18131 SE 246TH ST
007	665470	0380	3/14/03	\$259,950	2400	0	8	2003	3	6999	N	N	18124 SE 247TH ST
007	665470	0400	4/2/03	\$259,950	2400	0	8	2003	3	6999	N	N	18206 SE 247TH ST
007	689251	0060	7/30/03	\$288,400	2400	0	8	2002	3	5731	N	N	25509 156TH PL SE
007	856289	0180	4/14/04	\$292,000	2400	0	8	2001	3	3997	N	N	16204 SE 251ST ST
007	856289	1020	7/17/03	\$324,240	2406	0	8	2003	3	5025	N	N	16101 SE 251ST ST
007	856289	1110	9/3/03	\$315,685	2406	0	8	2003	3	5555	N	N	25122 161ST PL SE
007	856289	1290	10/26/03	\$311,647	2406	0	8	2003	3	6587	N	N	25130 163RD PL SE
007	856289	1060	8/13/03	\$292,681	2406	0	8	2003	3	5047	N	N	25115 161ST PL SE
007	689251	0320	12/14/04	\$320,000	2410	0	8	2002	3	4847	N	N	25420 156TH PL SE
007	689251	0320	9/17/04	\$300,000	2410	0	8	2002	3	4847	N	N	25420 156TH PL SE
007	689251	0230	10/20/03	\$305,000	2410	0	8	2002	3	4620	N	N	25429 157TH AV SE
007	856289	0010	10/31/03	\$297,000	2410	0	8	2001	3	6044	N	N	25028 163RD PL SE
007	856289	0710	11/4/03	\$304,950	2410	0	8	2001	3	5785	N	N	24917 161ST PL SE
007	856289	0980	12/17/03	\$309,950	2410	0	8	2003	3	5391	N	N	16009 SE 251ST ST
007	856289	1330	12/1/03	\$295,104	2410	0	8	2003	3	5889	N	N	25110 163RD PL SE
007	020003	0020	11/21/03	\$302,000	2420	0	8	2003	3	6450	N	N	15512 SE 255TH ST

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	756945	0090	8/19/04	\$324,950	2420	0	8	2003	3	3825	N	N	16124 SE 260TH ST
007	756945	0170	7/8/04	\$315,081	2420	0	8	2003	3	6514	N	N	16006 SE 260TH ST
007	756945	0120	7/21/04	\$304,255	2420	0	8	2003	3	5522	N	N	16112 SE 260TH ST
007	756945	0270	7/1/04	\$303,742	2420	0	8	2003	3	6418	N	N	16113 SE 260TH ST
007	756945	0210	5/28/04	\$304,275	2420	0	8	2003	3	5789	N	N	16015 SE 260TH ST
007	756945	0250	7/13/04	\$288,315	2420	0	8	2003	3	5104	N	N	16105 SE 260TH ST
007	756945	0430	5/3/04	\$285,950	2420	0	8	2004	3	4292	N	N	16223 SE 260TH ST
007	756945	0350	3/29/04	\$278,950	2420	0	8	2003	3	4597	N	N	26024 162ND AV SE
007	756945	0440	5/24/04	\$275,950	2420	0	8	2003	3	4675	N	N	16227 SE 260TH ST
007	756945	0470	3/19/04	\$259,950	2420	0	8	2003	3	4250	N	N	16325 SE 260TH ST
007	856289	1040	6/11/03	\$357,298	2428	0	8	2003	3	5753	N	N	25105 161ST PL SE
007	856289	0900	12/8/04	\$348,000	2428	0	8	2003	3	5000	N	N	16102 SE 251ST ST
007	856289	1100	7/18/03	\$322,000	2428	0	8	2003	3	5556	N	N	25128 161ST PL SE
007	856289	0640	12/9/03	\$315,000	2428	0	8	2002	3	5137	N	N	16008 SE 249TH PL
007	856289	1000	5/14/03	\$314,395	2428	0	8	2003	3	5025	N	N	16023 SE 251ST ST
007	856289	0940	1/21/03	\$308,547	2428	0	8	2003	3	5000	N	N	16012 SE 251ST ST
007	856289	1080	9/30/03	\$308,495	2428	0	8	2003	3	5036	N	N	25125 161ST PL SE
007	856289	1300	9/24/03	\$306,247	2428	0	8	2003	3	5849	N	N	25126 163RD PL SE
007	689251	0300	5/22/04	\$295,000	2430	0	8	2001	3	4620	N	N	25430 156TH PL SE
007	856289	0740	10/28/03	\$342,950	2430	0	8	2001	3	6413	N	N	16106 SE 250TH CT
007	856289	0590	2/26/03	\$303,000	2430	0	8	2001	3	5000	N	N	16032 SE 249TH PL
007	856289	1320	11/19/03	\$321,669	2430	0	8	2003	3	5919	N	N	25114 163RD PL SE
007	856289	1130	9/17/03	\$316,810	2430	0	8	2003	3	5555	N	N	25112 161ST PL SE
007	020003	0040	11/24/03	\$304,000	2450	0	8	2003	3	5775	N	N	15524 SE 255TH ST
007	151590	0180	10/28/04	\$340,000	2450	0	8	1992	3	10125	N	N	15709 SE 260TH ST
007	152205	9084	8/7/03	\$362,000	2460	0	8	1977	3	112820	N	N	14505 SE 234TH PL
007	756945	0080	10/18/04	\$346,950	2460	0	8	2003	3	4250	N	N	16202 SE 260TH ST
007	756945	0200	6/1/04	\$337,357	2460	0	8	2003	3	8874	N	N	16011 SE 260TH ST
007	756945	0130	8/5/04	\$324,995	2460	0	8	2003	3	4249	N	N	16108 SE 260TH ST
007	756945	0420	3/24/04	\$310,950	2460	0	8	2003	3	5573	N	N	16221 SE 260TH ST
007	756945	0260	6/16/04	\$317,270	2460	0	8	2003	3	5179	N	N	16109 SE 260TH ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	756945	0380	3/4/04	\$318,273	2460	0	8	2003	3	4675	N	N	16209 SE 260TH ST
007	756945	0240	6/13/04	\$311,003	2460	0	8	2003	3	6190	N	N	16101 SE 260TH ST
007	756945	0030	12/19/03	\$295,950	2460	0	8	2003	3	4540	N	N	16226 SE 260TH ST
007	756945	0050	1/29/04	\$285,950	2460	0	8	2003	3	3825	N	N	16214 SE 260TH ST
007	184310	0210	9/4/03	\$280,500	2480	0	8	1990	3	7400	N	N	25327 163RD AV SE
007	001190	0230	3/11/04	\$297,000	2490	0	8	2003	3	5935	N	N	15523 SE 252ND PL
007	001190	0010	4/24/04	\$285,000	2490	0	8	2003	3	5420	N	N	15526 SE 252ND PL
007	151591	0060	5/22/03	\$325,000	2490	0	8	1993	3	11251	N	N	25933 160TH AV SE
007	001190	0190	3/24/04	\$310,000	2510	0	8	2004	3	6233	N	N	15501 SE 252ND PL
007	001190	0160	3/26/04	\$305,000	2510	0	8	2004	3	5000	N	N	15419 SE 252ND PL
007	184310	0100	12/14/04	\$327,700	2510	0	8	1990	3	8226	N	N	25322 163RD AV SE
007	184310	0500	2/9/04	\$280,000	2510	0	8	1990	3	10172	N	N	25423 162ND PL SE
007	856289	0110	3/19/03	\$286,500	2517	0	8	2002	3	4062	N	N	16302 SE 251ST ST
007	151591	0040	6/20/03	\$307,950	2530	0	8	1993	3	12269	N	N	25941 160TH AV SE
007	151590	0260	3/9/04	\$324,000	2560	0	8	1993	3	11779	N	N	26007 157TH AV SE
007	665470	0340	2/20/04	\$343,950	2590	0	8	2002	3	6815	N	N	24622 180TH PL SE
007	665470	0450	3/9/04	\$342,666	2590	0	8	2004	3	7296	N	N	18320 SE 247TH ST
007	665470	0100	8/1/03	\$324,430	2590	0	8	2003	3	6998	N	N	18208 SE 246TH ST
007	665470	0430	12/17/03	\$305,255	2590	0	8	2003	3	7371	N	N	18306 SE 247TH ST
007	665470	0540	7/21/03	\$297,546	2590	0	8	2003	3	6999	N	N	18117 SE 246TH ST
007	665470	0150	6/21/04	\$300,325	2590	0	8	2004	3	7025	N	N	18320 SE 246TH ST
007	665470	0230	2/6/04	\$291,950	2590	0	8	2003	3	6606	N	N	18321 SE 247TH ST
007	665470	0470	12/29/03	\$286,950	2590	0	8	2004	3	6999	N	N	18315 SE 246TH ST
007	665470	0490	9/3/03	\$282,950	2590	0	8	2003	3	6871	N	N	18219 SE 246TH ST
007	665470	0360	5/19/03	\$279,950	2590	0	8	2003	3	6999	N	N	18110 SE 247TH ST
007	665470	0080	7/28/03	\$269,950	2590	0	8	2003	3	6998	N	N	18126 SE 246TH ST
007	856289	0880	1/28/03	\$339,860	2610	0	8	2002	3	5383	N	N	16107 SE 250TH CT
007	856289	0140	6/17/03	\$282,000	2610	0	8	2001	3	4990	N	N	16222 SE 251ST ST
007	856289	0140	4/24/03	\$282,000	2610	0	8	2001	3	4990	N	N	16222 SE 251ST ST
007	184310	0180	6/12/03	\$267,500	2620	0	8	1990	3	9610	N	N	25331 163RD AV SE
007	020003	0010	10/20/03	\$345,000	2630	0	8	2004	3	8079	N	N	15504 SE 255TH ST

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	856289	1210	4/28/03	\$296,000	2660	0	8	2002	3	4085	N	N	16225 SE 251ST ST
007	856289	0650	10/22/04	\$375,000	2670	0	8	2002	3	5064	N	N	16004 SE 249TH PL
007	262175	0440	5/6/03	\$279,950	2680	0	8	1997	3	8441	N	N	25718 176TH PL SE
007	151592	0270	12/16/03	\$334,000	2690	0	8	1995	3	9499	N	N	15921 SE 262ND PL
007	856289	1230	3/12/03	\$295,995	2720	0	8	2002	3	4085	N	N	16229 SE 251ST ST
007	546720	0085	7/16/03	\$348,000	2730	0	8	1998	3	9148	N	N	14818 SE 267TH ST
007	856289	1220	3/19/03	\$299,995	2810	0	8	2002	3	4085	N	N	16227 SE 251ST ST
007	856289	1200	8/23/04	\$362,500	2820	0	8	2002	3	4085	N	N	16221 SE 251ST ST
007	856289	0120	6/18/04	\$346,000	2828	0	8	2002	3	4990	N	N	16232 SE 251ST ST
007	856289	0090	7/23/03	\$294,995	2828	0	8	2002	3	4000	N	N	16310 SE 251ST ST
007	856289	0120	5/20/03	\$300,545	2828	0	8	2002	3	4990	N	N	16232 SE 251ST ST
007	856289	0130	3/19/03	\$301,995	2831	0	8	2002	3	4990	N	N	16226 SE 251ST ST
007	856289	0100	3/12/03	\$299,995	2831	0	8	2002	3	4000	N	N	16304 SE 251ST ST
007	856289	0390	9/29/04	\$363,000	2850	0	8	2001	3	6209	N	N	16125 SE 249TH PL
007	151592	0080	7/14/04	\$382,000	2870	0	8	1995	3	13074	N	N	26240 159TH PL SE
007	856289	0730	9/21/03	\$349,950	2870	0	8	2001	3	5891	N	N	24927 161ST PL SE
007	856289	1010	2/18/03	\$370,977	2903	0	8	2003	3	5025	N	N	16027 SE 251ST ST
007	856289	1090	10/24/04	\$395,000	2903	0	8	2003	3	5533	N	N	25131 161ST PL SE
007	856289	0810	8/19/04	\$360,000	2903	0	8	2002	3	6031	N	N	16003 SE 250TH CT
007	856289	0950	3/10/03	\$347,736	2903	0	8	2003	3	5000	N	N	16008 SE 251ST ST
007	856289	0660	7/2/03	\$349,950	2903	0	8	2002	3	5329	N	N	16007 SE 249TH PL
007	856289	0920	5/12/03	\$345,560	2903	0	8	2003	3	5000	N	N	16024 SE 251ST ST
007	856289	0990	7/22/03	\$345,416	2903	0	8	2003	3	5396	N	N	16017 SE 251ST ST
007	856289	0970	10/12/03	\$375,000	2903	0	8	2003	3	5025	N	N	16003 SE 251ST ST
007	856289	0810	3/11/03	\$348,300	2903	0	8	2002	3	6031	N	N	16003 SE 250TH CT
007	856289	0290	9/9/03	\$345,365	2903	0	8	2002	3	5125	N	N	16224 SE 250TH PL
007	856289	1120	8/28/03	\$334,572	2903	0	8	2003	3	5555	N	N	25118 161ST PL SE
007	856289	1090	11/13/03	\$353,711	2903	0	8	2003	3	5533	N	N	25131 161ST PL SE
007	856289	1050	9/8/03	\$373,491	2910	0	8	2003	3	5464	N	N	25109 161ST PL SE
007	856289	1070	11/12/03	\$351,647	2910	0	8	2003	3	5041	N	N	25121 161ST PL SE
007	856289	1310	10/28/03	\$333,636	2910	0	8	2003	3	5884	N	N	25120 163RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	856289	0500	6/14/04	\$359,950	2955	0	8	2002	3	5000	N	N	16218 SE 249TH PL
007	885779	0080	3/24/04	\$395,000	2970	0	8	1994	3	21637	N	N	19908 SE 243RD PL
007	665470	0070	1/28/04	\$333,761	3020	0	8	2003	3	6998	N	N	18116 SE 246TH ST
007	665470	0460	2/12/04	\$332,784	3020	0	8	2003	3	7314	N	N	18321 SE 246TH ST
007	665470	0090	12/3/03	\$303,508	3020	0	8	2003	3	6998	N	N	18130 SE 246TH ST
007	665470	0370	11/26/03	\$291,705	3020	0	8	2003	3	6999	N	N	18118 SE 247TH ST
007	132205	9014	2/3/03	\$610,000	3030	0	8	1993	3	870328	N	N	17540 SE 236TH PL
007	665470	0160	3/17/04	\$321,303	3040	0	8	2003	3	7572	N	N	18326 SE 246TH ST
007	665470	0500	2/19/04	\$315,956	3040	0	8	2003	3	6699	N	N	18211 SE 246TH ST
007	665470	0250	12/12/03	\$350,076	3060	0	8	2003	3	6895	N	N	18307 SE 247TH ST
007	856289	0420	12/3/04	\$384,500	3170	0	8	2002	3	5249	N	N	16207 SE 249TH PL
007	856289	0380	2/10/03	\$330,000	3170	0	8	2001	3	5864	N	N	24918 161ST PL SE
007	152205	9114	11/26/03	\$510,000	3260	2640	8	1973	3	111078	N	N	14421 SE 232ND ST
007	152205	9114	11/15/04	\$468,000	3260	2640	8	1973	3	111078	N	N	14421 SE 232ND ST
007	262205	9042	7/16/04	\$449,000	3310	0	8	1997	3	43560	N	N	26835 156TH PL SE
007	856289	0960	7/17/03	\$349,950	3334	0	8	2003	3	5000	N	N	16004 SE 251ST ST
007	856289	1030	4/24/03	\$348,685	3334	0	8	2003	3	5025	N	N	16105 SE 251ST ST
007	856289	0930	2/12/03	\$337,555	3334	0	8	2003	3	6000	N	N	16018 SE 251ST ST
007	856289	0910	2/18/03	\$329,320	3334	0	8	2003	3	5000	N	N	16030 SE 251ST ST
007	856289	0820	2/20/03	\$331,340	3334	0	8	2002	3	5033	N	N	16007 SE 250TH CT
007	856289	0720	7/11/03	\$369,950	3340	0	8	2001	3	5987	N	N	24923 161ST PL SE
007	856289	0600	8/29/03	\$344,000	3340	0	8	2001	3	5000	N	N	16028 SE 249TH PL
007	856289	0360	5/11/04	\$357,450	3344	0	8	2002	3	6060	N	N	24930 161ST PL SE
007	856289	0070	7/19/04	\$389,950	3360	0	8	2001	3	7176	N	N	25002 163RD PL SE
007	142205	9236	5/29/03	\$507,600	3600	0	8	1999	3	85800	N	N	23008 156TH AV SE
007	262176	0430	7/25/03	\$289,950	1360	640	9	1997	3	7000	N	N	25820 176TH PL SE
007	232205	9083	6/24/04	\$600,000	1930	940	9	1986	3	329749	N	N	15717 SE 240TH ST
007	923844	0120	8/21/03	\$312,950	2100	1440	9	1966	3	16540	N	N	25330 157TH PL SE
007	680630	0130	8/11/03	\$443,000	2240	1630	9	1999	3	12825	Y	N	26628 163RD CT SE
007	192206	9206	6/28/04	\$346,000	2300	0	9	2002	3	21050	N	N	24510 180TH AV SE
007	564130	0230	6/9/04	\$360,690	2440	0	9	2003	3	6222	N	N	15806 SE 258TH ST

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	564130	0030	10/21/04	\$351,950	2440	0	9	2003	3	4152	N	N	25720 158TH PL SE
007	564130	0190	5/3/04	\$349,950	2440	0	9	2003	3	4748	N	N	25725 158TH PL SE
007	564130	0040	6/16/04	\$349,950	2450	0	9	2003	3	4152	N	N	25712 158TH PL SE
007	564130	0050	6/18/04	\$345,950	2490	0	9	2003	3	4152	N	N	25708 158TH PL SE
007	680630	0760	8/2/04	\$340,000	2490	0	9	1996	3	7976	N	N	26422 161ST PL SE
007	564130	0090	11/19/04	\$354,950	2570	0	9	2003	3	5140	N	N	25622 158TH PL SE
007	680630	0310	7/25/03	\$339,950	2570	0	9	1994	3	8966	N	N	26500 163RD AV SE
007	262176	0440	2/27/03	\$307,000	2680	0	9	1997	3	7000	N	N	25826 176TH PL SE
007	032205	9046	11/1/04	\$450,000	2690	1280	9	1989	3	81457	N	N	14319 SE 204TH PL
007	564130	0180	6/17/04	\$374,950	2750	0	9	2003	3	4746	N	N	25721 158TH PL SE
007	564130	0320	8/10/04	\$377,000	2890	0	9	2004	3	4662	N	N	25902 158TH AV SE
007	680630	0790	4/15/04	\$386,000	2957	0	9	1998	3	12187	N	N	16102 SE 264TH PL
007	680630	0630	7/3/03	\$375,000	3000	0	9	1994	3	8409	N	N	16111 SE 264TH PL
007	680630	0690	6/18/03	\$398,000	3020	0	9	1994	3	10510	N	N	26445 161ST PL SE
007	142205	9231	11/12/03	\$421,000	3100	0	9	2000	3	94491	N	N	23905 164TH AV SE
007	232205	9134	10/8/03	\$480,000	3100	0	9	1994	3	43560	Y	N	25423 153RD AV SE
007	252205	9238	4/8/03	\$395,000	3170	0	9	1989	3	60548	N	N	17048 SE 257TH PL
007	680630	0150	4/5/04	\$429,950	3250	0	9	1999	3	13899	N	N	26618 163RD CT SE
007	680630	0190	6/18/03	\$455,000	3350	1000	9	2003	3	10993	N	N	16337 SE 266TH PL
007	680630	1050	7/21/03	\$415,000	3450	0	9	1996	3	14319	N	N	16023 SE 267TH CT
007	680630	1000	9/1/03	\$450,000	3470	0	9	1997	3	9096	N	N	16014 SE 267TH CT
007	102205	9164	1/27/04	\$750,000	3550	0	9	2003	3	340639	N	N	21011 135TH PL SE
007	102205	9167	2/11/03	\$409,000	3560	0	9	1988	3	42525	N	N	14511 SE 216TH ST
007	680630	0100	3/3/04	\$450,000	3627	0	9	1998	3	8826	N	N	26623 163RD CT SE
007	032205	9349	5/14/03	\$528,000	3724	0	9	1999	3	23944	N	N	20616 140TH AV SE
007	112205	9066	7/14/04	\$610,000	3799	0	9	1996	3	56192	N	N	14912 SE 218TH ST
007	858640	0076	10/1/03	\$585,750	3820	0	9	2003	3	20611	N	N	15524 SE 261ST PL
007	142205	9216	8/6/04	\$690,000	5340	0	9	1999	3	206913	N	N	14917 SE 236TH ST
007	344492	0030	7/15/04	\$475,000	2130	1100	10	1976	3	39205	N	N	14319 SE 213TH ST
007	142205	9184	4/28/04	\$495,000	2350	0	10	1983	3	217367	Y	N	23620 160TH AV SE
007	102205	9189	7/21/04	\$500,000	2680	700	10	1983	3	178160	N	N	13803 SE 208TH ST

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	344492	0070	11/2/04	\$559,000	3880	610	10	1980	3	81021	N	N	21214 143RD AV SE

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	052206	9012	7/27/04	\$860,000	ACTIVE PERMIT BEFORE SALE>25K
003	052206	9073	10/6/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	062206	9033	1/15/03	\$189,500	NO MARKET EXPOSURE
003	062206	9118	8/21/03	\$57,000	DOR RATIO
003	072206	9060	9/8/04	\$200,000	IMP COUNT
003	072206	9071	12/2/04	\$473,208	% COMPLETE
003	072206	9184	4/2/03	\$30,000	% COMPLETE
003	072206	9209	11/10/03	\$203,596	RELATED PARTY, FRIEND, OR NEIGHBOR
003	092206	9104	9/22/03	\$307,500	DIAGNOSTIC OUTLIER
003	092206	9167	4/22/04	\$82,805	PARTIAL INTEREST; RELATED PARTY
003	092206	9184	1/2/04	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	122205	9011	9/22/03	\$1,120,000	LACK OF REPRESENTATION
003	122205	9016	1/14/03	\$227,950	ESTATE ADMINISTRATOR; RELATED PARTY
003	131043	0360	7/14/03	\$395,950	RELOCATION - SALE BY SERVICE
003	131043	0650	6/19/03	\$350,000	RELOCATION - SALE BY SERVICE
003	131044	0420	12/6/04	\$384,700	RELOCATION - SALE BY SERVICE
003	131044	0650	2/13/04	\$390,000	RELOCATION - SALE BY SERVICE
003	172206	9064	9/21/04	\$375,000	MOBILE HOME
003	172206	9100	6/1/03	\$5,000	DOR RATIO
003	172206	9132	5/5/03	\$325,000	RELOCATION - SALE BY SERVICE
003	172206	9152	2/28/03	\$115,000	DOR RATIO
003	172206	9157	12/14/04	\$152,809	QUIT CLAIM DEED
003	182206	9023	4/11/03	\$315,000	PREVIOUS IMP <=10K
003	182206	9032	6/24/04	\$223,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	182206	9071	5/19/04	\$282,500	DIAGNOSTIC OUTLIER
003	182206	9108	1/22/03	\$232,000	DIAGNOSTIC OUTLIER
003	182206	9149	10/3/03	\$105,000	% COMPLETE
003	252305	9048	5/15/03	\$199,500	DIAGNOSTIC OUTLIER
003	259270	0110	1/31/03	\$445,000	IMP COUNT
003	259270	0190	1/2/04	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	259270	0190	10/24/03	\$258,507	EXEMPT FROM EXCISE TAX
003	302306	9030	12/16/03	\$165,000	DIAGNOSTIC OUTLIER
003	302306	9075	8/4/03	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	302306	9136	7/3/03	\$44,318	QUIT CLAIM DEED
003	302306	9194	12/4/03	\$805,757	OPEN SPACE DESIGNATION
003	400840	0345	7/29/03	\$299,950	TRADE
003	400840	0365	10/11/04	\$425,000	INCORRECT IMP DATA
003	400840	0365	9/22/04	\$365,000	INCORRECT IMP DATA
003	400840	0515	12/29/04	\$155,000	IMP CONDEMNED
003	511280	0042	12/2/04	\$320,000	DIAGNOSTIC OUTLIER
003	511280	0060	4/20/04	\$349,900	DIAGNOSTIC OUTLIER
003	511280	0210	6/16/04	\$15,000	DOR RATIO
003	511280	0221	11/18/03	\$165,000	DIAGNOSTIC OUTLIER
003	511280	0320	5/17/04	\$291,500	UNFINISHED AREA
003	511280	0320	1/31/03	\$148,000	UNFINISHED AREA

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	511290	0211	10/28/03	\$242,000	DIAGNOSTIC OUTLIER
003	511290	0340	6/9/04	\$189,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	511290	0405	12/6/04	\$196,000	DIAGNOSTIC OUTLIER
003	511290	0460	5/21/03	\$50,878	PARTIAL INTEREST; RELATED PARTY
003	511300	0700	9/13/04	\$262,000	DIAGNOSTIC OUTLIER
003	511300	0720	12/22/04	\$167,000	DIAGNOSTIC OUTLIER
003	511320	0070	9/2/04	\$194,894	GOVERNMENT AGENCY
003	708999	0010	10/22/04	\$783,000	DIAGNOSTIC OUTLIER
003	770170	0060	4/20/04	\$82,607	QUIT CLAIM DEED
003	770193	0040	10/27/03	\$403,000	RELOCATION - SALE BY SERVICE
003	770260	0015	10/8/04	\$735,000	DIAGNOSTIC OUTLIER
003	770260	0131	6/3/04	\$440,000	DIAGNOSTIC OUTLIER
003	770260	1020	6/3/03	\$139,950	% COMPLETE
003	770260	1090	5/20/04	\$52,000	QUIT CLAIM DEED; PARTIAL INTEREST
003	793760	0085	7/13/04	\$323,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	793760	0380	6/18/04	\$277,500	OPEN SPACE; MULTI-PARCEL SALE
003	793790	0010	10/8/03	\$754,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	793790	0110	6/25/03	\$950,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	793790	0170	12/16/03	\$841,200	IMP CHARACTERISTICS CHANGED SINCE SALE
003	793790	0190	2/25/04	\$835,875	IMP CHARACTERISTICS CHANGED SINCE SALE
003	793790	0210	1/20/04	\$900,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	869150	0160	6/28/03	\$4,746,000	DOR RATIO
003	869150	0190	10/1/04	\$270,530	% COMPLETE
003	869150	0230	8/18/04	\$272,565	% COMPLETE
003	869150	0290	11/1/04	\$290,115	NEW IMP NO DATA
003	869150	0320	9/21/04	\$294,800	% COMPLETE
003	869150	0400	8/13/04	\$296,864	% COMPLETE
003	869150	0670	8/7/03	\$402,380	DIAGNOSTIC OUTLIER
003	869150	0800	8/30/04	\$419,425	% COMPLETE
003	869150	0980	11/18/04	\$339,777	NEW IMP NO DATA
003	869151	0020	11/1/04	\$344,044	PREVIOUS IMP <=10K
003	869151	0030	11/3/04	\$333,848	PREVIOUS IMP <=10K
003	869151	0040	11/24/04	\$318,591	PREVIOUS IMP <=10K
003	869151	0050	11/15/04	\$303,422	% COMPLETE
003	869151	0060	12/22/04	\$281,715	PREVIOUS IMP <=10K
003	869151	0070	10/26/04	\$311,390	% COMPLETE
003	869151	0080	11/1/04	\$429,795	PREVIOUS IMP <=10K
003	869151	0090	10/4/04	\$277,589	% COMPLETE
003	869151	0100	10/18/04	\$281,695	% COMPLETE
003	869151	0110	11/1/04	\$269,910	PREVIOUS IMP <=10K
003	869151	0120	9/1/04	\$352,790	% COMPLETE
003	869151	0130	9/8/04	\$266,954	% COMPLETE
003	869151	0140	9/15/04	\$276,995	% COMPLETE
003	869151	0150	10/1/04	\$262,550	% COMPLETE
003	869151	0160	8/27/04	\$336,075	% COMPLETE

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	869151	0170	10/21/04	\$280,940	% COMPLETE
003	869151	0180	10/22/04	\$397,135	% COMPLETE
003	869151	0190	12/27/04	\$294,505	PREVIOUS IMP <=10K
003	869151	0320	8/4/04	\$262,915	% COMPLETE
003	869151	0330	10/7/04	\$289,660	% COMPLETE
003	869151	0340	8/4/04	\$249,700	% COMPLETE
003	869151	0350	9/1/04	\$261,160	% COMPLETE
003	869151	0360	11/5/04	\$290,295	PREVIOUS IMP <=10K
003	869151	0370	9/17/04	\$333,700	% COMPLETE
003	869151	0380	11/17/04	\$325,425	PREVIOUS IMP <=10K
003	869151	0390	12/1/04	\$279,706	PREVIOUS IMP <=10K
003	869151	0400	12/16/04	\$274,860	PREVIOUS IMP <=10K
003	869151	0410	12/16/04	\$305,235	PREVIOUS IMP <=10K
003	869151	0420	12/1/04	\$275,298	PREVIOUS IMP <=10K
003	869151	0430	12/30/04	\$278,045	PREVIOUS IMP <=10K
003	869151	0440	9/20/04	\$301,755	% COMPLETE
003	869151	0450	12/7/04	\$350,875	PREVIOUS IMP <=10K
003	869151	0460	12/2/04	\$439,728	PREVIOUS IMP <=10K
003	869151	0530	9/30/04	\$314,306	% COMPLETE
003	869151	0570	10/11/04	\$446,255	% COMPLETE
003	869151	0580	8/24/04	\$428,832	% COMPLETE
003	869151	0600	12/1/04	\$407,026	NEW IMP NO DATA
003	869151	0620	12/22/04	\$334,290	NEW IMP NO DATA
003	869151	0650	12/28/04	\$298,265	PREVIOUS IMP <=10K
003	869151	0660	11/19/04	\$273,920	PREVIOUS IMP <=10K
003	955800	0070	3/29/04	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	955800	0100	11/8/04	\$377,388	RELOCATION - SALE BY SERVICE
003	955800	0160	12/22/04	\$351,950	DIAGNOSTIC OUTLIER
003	955801	0090	10/22/04	\$458,950	% COMPLETE
003	955801	0110	9/10/03	\$379,897	BUILDER OR DEVELOPER SALES
003	955801	0280	9/29/04	\$178,681	QUIT CLAIM DEED; RELATED PARTY
003	955802	0100	3/14/03	\$399,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	955802	0610	10/30/04	\$298,223	% COMPLETE
003	955802	0960	5/28/04	\$92,725	QUIT CLAIM DEED; RELATED PARTY
003	955804	0010	12/12/03	\$509,900	BUILDER OR DEVELOPER SALES
003	955804	0120	10/29/04	\$355,083	% COMPLETE
003	955804	0140	11/11/04	\$367,105	% COMPLETE
003	955804	0170	10/22/04	\$370,933	% COMPLETE
003	955804	0190	10/19/04	\$391,814	% COMPLETE
003	955804	0200	10/4/04	\$378,201	% COMPLETE
003	955804	0210	11/18/04	\$368,918	% COMPLETE
003	955804	0210	3/3/04	\$286,754	% COMPLETE
003	955804	0220	11/22/04	\$356,308	% COMPLETE
003	955804	0250	3/17/04	\$378,596	EXEMPT FROM EXCISE TAX
003	955804	0400	9/17/04	\$443,316	% COMPLETE

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	955804	0410	9/13/04	\$433,120	% COMPLETE
003	955804	0420	9/1/04	\$418,956	% COMPLETE
003	955804	0430	8/31/04	\$431,286	% COMPLETE
003	955804	0450	8/12/04	\$385,941	% COMPLETE
003	955804	0460	9/28/04	\$361,718	% COMPLETE
003	955804	0470	11/5/04	\$366,382	% COMPLETE
003	955804	0650	9/14/03	\$342,367	BUILDER OR DEVELOPER SALES
003	955804	0700	12/1/04	\$383,376	PREVIOUS IMP <=10K
003	955804	0710	4/5/04	\$114,025	NEW IMP NO DATA
003	955804	0720	9/22/03	\$536,189	DIAGNOSTIC OUTLIER
003	955804	0740	7/17/03	\$496,837	DIAGNOSTIC OUTLIER
003	955804	0810	9/2/04	\$565,417	ACTIVE PERMIT BEFORE SALE>25K
003	955804	0820	9/20/04	\$560,031	% COMPLETE
003	955804	0850	5/13/04	\$546,995	PRESALE; NON-REPRESENTATIVE SALE
003	955804	0870	10/7/04	\$611,238	% COMPLETE
003	955804	0880	8/29/04	\$607,128	% COMPLETE
003	955804	0930	8/9/04	\$339,110	% COMPLETE
003	955805	0090	11/4/04	\$423,000	% COMPLETE
003	955805	0100	10/28/04	\$412,900	% COMPLETE
003	955805	0120	12/13/04	\$469,990	NEW IMP NO DATA
003	955805	0130	12/21/04	\$474,990	NEW IMP NO DATA
003	955805	0140	12/21/04	\$420,000	NEW IMP NO DATA
003	955805	0150	12/23/04	\$495,000	NEW IMP NO DATA
003	955805	0170	12/13/04	\$585,439	% COMPLETE
003	955805	0220	10/13/04	\$634,950	% COMPLETE
003	955805	0230	12/16/04	\$619,950	% COMPLETE
003	955805	0240	11/5/04	\$650,000	% COMPLETE
003	955805	0250	10/21/04	\$649,900	% COMPLETE
003	955805	0310	8/28/04	\$499,990	% COMPLETE
003	955805	0320	12/16/04	\$499,990	PREVIOUS IMP <=10K
003	955805	0350	9/15/04	\$465,990	% COMPLETE
003	955805	0360	10/4/04	\$464,990	% COMPLETE
003	955805	0370	12/15/04	\$469,990	% COMPLETE
003	955805	0380	11/9/04	\$515,000	% COMPLETE
003	955805	0390	11/8/04	\$469,000	% COMPLETE
003	955805	0400	11/18/04	\$499,000	% COMPLETE
003	955805	0410	11/2/04	\$455,990	% COMPLETE
003	955805	0430	12/7/04	\$505,000	PREVIOUS IMP <=10K
003	955805	0440	8/24/04	\$447,990	% COMPLETE
003	955805	0450	9/13/04	\$448,990	% COMPLETE
003	955805	0460	10/14/04	\$451,500	% COMPLETE
003	955805	0540	8/11/04	\$282,975	% COMPLETE
003	955805	0550	8/18/04	\$309,620	% COMPLETE
003	955805	0560	8/18/04	\$304,680	% COMPLETE
003	955805	0570	10/11/04	\$281,550	NEW IMP NO DATA

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	955805	0580	9/22/04	\$307,662	% COMPLETE
003	955805	0590	9/23/04	\$299,720	% COMPLETE
003	955805	0600	9/10/04	\$330,571	% COMPLETE
003	955805	0610	9/9/04	\$298,000	% COMPLETE
003	955805	0620	9/3/04	\$291,543	% COMPLETE
003	955805	0630	8/30/04	\$300,260	% COMPLETE
003	955805	0680	10/14/04	\$309,950	NEW IMP NO DATA
003	955805	0690	10/14/04	\$304,955	NEW IMP NO DATA
003	955805	0700	10/30/04	\$277,803	NEW IMP NO DATA
003	955805	0710	12/17/04	\$303,904	NEW IMP NO DATA
003	955805	0720	12/28/04	\$285,670	NEW IMP NO DATA
003	955805	0730	12/20/04	\$306,732	NEW IMP NO DATA
003	955805	0740	12/14/04	\$311,582	NEW IMP NO DATA
003	955805	0750	12/22/04	\$313,431	NEW IMP NO DATA
003	955805	0760	12/28/04	\$285,781	NEW IMP NO DATA
003	955805	0860	12/10/04	\$281,072	NEW IMP NO DATA
003	955805	0870	12/2/04	\$293,190	NEW IMP NO DATA
003	955805	0880	12/2/04	\$284,462	NEW IMP NO DATA
003	955805	0890	11/30/04	\$304,950	NEW IMP NO DATA
003	955805	0900	11/4/04	\$296,950	NEW IMP NO DATA
003	955805	0910	11/11/04	\$305,126	NEW IMP NO DATA
007	001190	0030	6/28/04	\$269,500	QUIT CLAIM DEED
007	001190	0090	12/9/04	\$300,000	NEW IMP NO DATA
007	001190	0100	8/11/04	\$291,750	% COMPLETE
007	001190	0200	9/20/04	\$337,500	% COMPLETE
007	001190	0210	7/14/04	\$386,880	DIAGNOSTIC OUTLIER
007	001190	0220	9/27/04	\$296,250	% COMPLETE
007	001190	0240	10/26/04	\$352,777	% COMPLETE
007	020003	0060	4/22/04	\$475,000	NEW IMP NO DATA
007	032205	9076	1/23/03	\$182,595	QUIT CLAIM DEED
007	032205	9162	11/17/04	\$191,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	032205	9224	8/25/04	\$339,950	DIAGNOSTIC OUTLIER
007	102205	9007	4/19/04	\$635,000	DIAGNOSTIC OUTLIER
007	132205	9001	8/30/04	\$675,000	% COMPLETE
007	132205	9001	12/17/03	\$120,000	% COMPLETE
007	132205	9002	8/20/03	\$118,975	QUIT CLAIM DEED; PARTIAL INTEREST
007	132205	9078	9/18/03	\$415,000	PERS MOBILE HOME
007	132205	9104	8/13/03	\$165,000	DIAGNOSTIC OUTLIER
007	132205	9151	7/1/03	\$235,000	% COMPLETE
007	142205	9014	6/23/03	\$767,000	IMP COUNT
007	142205	9046	3/2/04	\$201,500	LACK OF REPRESENTATION
007	142205	9088	8/25/03	\$299,000	DIAGNOSTIC OUTLIER
007	142205	9088	9/11/03	\$298,000	DIAGNOSTIC OUTLIER
007	142205	9106	9/14/04	\$350,000	MULTI-PARCEL SALE
007	142205	9142	2/5/04	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	151591	0080	5/2/03	\$270,000	RELOCATION - SALE BY SERVICE
007	152205	9021	10/3/03	\$360,000	DIAGNOSTIC OUTLIER
007	152205	9124	12/17/04	\$385,000	DIAGNOSTIC OUTLIER
007	152205	9174	7/19/04	\$1,075,000	UNFINISHED AREA
007	179550	0320	6/22/04	\$139,000	GOVERNMENT AGENCY
007	179640	0080	12/2/04	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	184313	0360	12/17/03	\$240,757	BUILDER OR DEVELOPER SALES
007	184313	0390	12/20/04	\$284,000	QUIT CLAIM DEED
007	184313	0650	8/30/04	\$301,294	ACTIVE PERMIT BEFORE SALE>25K
007	184313	0710	9/28/04	\$265,500	% COMPLETE
007	184313	0730	4/30/04	\$269,883	DIAGNOSTIC OUTLIER
007	184313	0860	8/13/03	\$233,950	% COMPLETE
007	184313	0880	10/16/03	\$250,950	ACTIVE PERMIT BEFORE SALE>25K
007	184313	0900	9/29/04	\$236,950	QUIT CLAIM DEED
007	184313	0930	11/4/04	\$347,855	NEW IMP NO DATA
007	186580	0170	7/23/03	\$174,900	RELOCATION - SALE BY SERVICE
007	192206	9001	1/28/03	\$164,000	DIAGNOSTIC OUTLIER
007	192206	9005	7/29/04	\$508,000	NO MARKET EXPOSURE
007	192206	9010	7/8/03	\$625,000	NON-REPRESENTATIVE SALE
007	192206	9036	5/21/04	\$310,000	DIAGNOSTIC OUTLIER
007	192206	9060	12/10/03	\$307,000	IMP COUNT
007	192206	9083	12/9/03	\$10,077	IMP COUNT
007	192206	9133	8/18/04	\$200,000	DIAGNOSTIC OUTLIER
007	192206	9140	4/28/04	\$1,050,000	DIAGNOSTIC OUTLIER
007	192206	9206	2/26/04	\$172,225	BANKRUPTCY - RECEIVER OR TRUSTEE
007	202206	9170	9/25/03	\$435,000	DIAGNOSTIC OUTLIER
007	202206	9201	2/25/04	\$130,000	GOVERNMENT AGENCY
007	232980	0350	9/2/03	\$204,500	RELOCATION - SALE BY SERVICE
007	232981	0150	2/24/04	\$237,950	UNFINISHED AREA
007	232981	0260	11/17/03	\$112,000	ESTATE ADMINISTRATOR; RELATED PARTY
007	242205	9045	10/1/03	\$700,000	IMP COUNT
007	242205	9084	5/25/04	\$450,000	IMP COUNT
007	242205	9146	2/10/03	\$195,000	DIAGNOSTIC OUTLIER
007	252205	9069	10/1/04	\$365,000	DIAGNOSTIC OUTLIER
007	252205	9255	5/8/03	\$109,779	PARTIAL INTEREST; RELATED PARTY
007	255082	0100	6/20/03	\$193,750	RELOCATION - SALE BY SERVICE
007	261830	0140	7/19/04	\$236,850	DIAGNOSTIC OUTLIER
007	261830	0280	1/10/03	\$172,000	ASSUMPTION OF MORTGAGE
007	261830	0490	2/11/04	\$125,000	DIAGNOSTIC OUTLIER
007	262176	0030	4/1/04	\$270,000	RELOCATION - SALE BY SERVICE
007	262176	0120	10/14/03	\$80,000	QUIT CLAIM DEED; PARTIAL INTEREST
007	262205	9033	2/28/03	\$8,000	DOR RATIO
007	262205	9114	8/15/03	\$195,550	DIAGNOSTIC OUTLIER
007	262205	9114	10/14/04	\$88,400	QUIT CLAIM DEED; RELATED PARTY
007	262205	9136	3/14/03	\$165,000	GOVERNMENT AGENCY

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	279980	0190	3/23/04	\$273,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	279980	0420	10/6/03	\$242,730	ACTIVE PERMIT BEFORE SALE>25K
007	338430	0090	2/9/04	\$123,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	338430	0270	3/21/03	\$149,744	BANKRUPTCY - RECEIVER OR TRUSTEE
007	338430	0270	9/30/03	\$132,994	CORPORATE AFFILIATES; BANKRUPTCY
007	344492	0010	10/12/04	\$415,000	LACK OF REPRESENTATION
007	508800	0010	6/15/04	\$137,500	DIAGNOSTIC OUTLIER
007	546930	0280	5/20/03	\$107,000	DOR RATIO
007	564130	0110	12/15/04	\$352,950	% COMPLETE
007	564130	0120	10/21/04	\$348,950	% COMPLETE
007	564130	0130	7/26/04	\$374,950	% COMPLETE
007	564130	0200	7/13/04	\$352,950	ACTIVE PERMIT BEFORE SALE>25K
007	665470	0130	8/13/03	\$331,050	BUILDER OR DEVELOPER SALES
007	669900	0010	7/17/03	\$248,025	DIAGNOSTIC OUTLIER
007	669900	0030	9/4/03	\$284,770	DIAGNOSTIC OUTLIER
007	669900	0160	10/18/04	\$285,970	RELOCATION - SALE BY SERVICE
007	669900	0400	5/22/03	\$258,500	RELOCATION - SALE BY SERVICE
007	669900	0570	7/8/03	\$285,500	RELOCATION - SALE BY SERVICE
007	669900	0760	6/10/03	\$235,665	LACK OF REPRESENTATION
007	669900	0930	6/12/03	\$238,615	LACK OF REPRESENTATION
007	669900	1460	6/21/04	\$245,001	EXEMPT FROM EXCISE TAX
007	669900	1470	10/2/04	\$299,950	RELOCATION - SALE BY SERVICE
007	680630	0200	3/24/03	\$479,488	DIAGOSTIC OUTLIER
007	680630	0250	8/19/04	\$470,000	DIAGNOSTIC OUTLIER
007	680630	0790	4/19/04	\$386,000	RELOCATION - SALE BY SERVICE
007	689251	0110	5/19/03	\$254,450	BUILDER OR DEVELOPER SALES
007	689251	0300	6/2/04	\$295,000	RELOCATION - SALE BY SERVICE
007	723730	0040	9/17/04	\$242,950	NEW IMP NO DATA
007	723730	0100	8/18/04	\$251,481	NEW IMP NO DATA
007	723730	0110	8/30/04	\$269,950	NEW IMP NO DATA
007	723730	0120	7/28/04	\$259,950	% COMPLETE
007	723730	0130	8/17/04	\$289,150	NEW IMP NO DATA
007	723730	0140	10/14/04	\$273,950	NEW IMP NO DATA
007	723730	0150	8/18/04	\$293,950	% COMPLETE
007	723730	0160	8/25/04	\$291,950	NEW IMP NO DATA
007	723730	0170	9/16/04	\$254,000	% COMPLETE
007	723730	0180	8/18/04	\$264,950	% COMPLETE
007	723730	0240	7/6/04	\$240,950	NEW IMP NO DATA
007	723730	0250	7/21/04	\$234,950	NEW IMP NO DATA
007	723730	0260	7/14/04	\$239,950	NEW IMP NO DATA
007	723730	0290	7/23/04	\$271,950	NEW IMP NO DATA
007	723730	0310	9/23/04	\$247,780	NEW IMP NO DATA
007	723730	0320	9/8/04	\$237,950	NEW IMP NO DATA
007	723730	0330	10/7/04	\$278,547	NEW IMP NO DATA
007	723730	0340	9/24/04	\$245,950	NEW IMP NO DATA

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	723730	0360	9/2/04	\$260,696	NEW IMP NO DATA
007	723730	0370	9/21/04	\$251,515	NEW IMP NO DATA
007	723730	0390	7/9/04	\$240,950	% COMPLETE
007	723730	0500	8/27/04	\$280,950	NEW IMP NO DATA
007	723730	0510	9/7/04	\$239,950	NEW IMP NO DATA
007	723730	0520	7/23/04	\$239,950	NEW IMP NO DATA
007	723730	0540	7/20/04	\$234,548	NEW IMP NO DATA
007	723730	0600	12/14/04	\$269,950	NEW IMP NO DATA
007	723730	0680	7/7/04	\$266,950	% COMPLETE
007	723730	0710	9/15/04	\$248,882	NEW IMP NO DATA
007	723730	0720	9/9/04	\$144,893	NEW IMP NO DATA
007	723730	0740	6/9/04	\$239,950	% COMPLETE
007	723730	0810	7/13/04	\$264,650	% COMPLETE
007	723730	0880	11/11/04	\$320,700	NEW IMP NO DATA
007	723730	0900	11/12/04	\$317,950	NEW IMP NO DATA
007	723730	0910	12/7/04	\$273,500	NEW IMP NO DATA
007	723730	0920	11/23/04	\$269,950	NEW IMP NO DATA
007	723730	0930	12/8/04	\$277,000	NEW IMP NO DATA
007	723730	0940	11/16/04	\$281,000	NEW IMP NO DATA
007	723730	1030	10/26/04	\$293,950	NEW IMP NO DATA
007	723730	1130	6/28/04	\$141,803	DIAGNOSTIC OUTLIER
007	723730	1180	6/22/04	\$227,950	NEW IMP NO DATA
007	723730	1230	12/17/04	\$270,950	NEW IMP NO DATA
007	723730	1240	12/6/04	\$276,150	NEW IMP NO DATA
007	723730	1250	12/28/04	\$278,950	NEW IMP NO DATA
007	723730	1260	12/23/04	\$266,950	NEW IMP NO DATA
007	756945	0220	10/29/04	\$264,243	% COMPLETE
007	756945	0230	11/2/04	\$282,530	% COMPLETE
007	756945	0280	12/16/04	\$272,950	% COMPLETE
007	756945	0290	9/9/04	\$265,663	% COMPLETE
007	756945	0300	9/15/04	\$255,796	% COMPLETE
007	756945	0310	10/14/04	\$286,275	% COMPLETE
007	756945	0320	9/24/04	\$269,229	% COMPLETE
007	756945	0330	10/8/04	\$280,042	% COMPLETE
007	756945	0340	10/1/04	\$339,288	% COMPLETE
007	775490	0060	4/6/04	\$310,000	DIAGNOSTIC OUTLIER
007	794210	0040	12/28/04	\$257,000	DIAGNOSTIC OUTLIER
007	809200	0170	6/30/03	\$155,000	GOVERNMENT AGENCY
007	809200	0310	12/10/03	\$204,900	DIAGNOSTIC OUTLIER
007	809250	0050	1/29/04	\$187,500	DIAGNOSTIC OUTLIER
007	809250	0430	11/20/03	\$77,888	QUIT CLAIM DEED
007	809250	0660	10/1/03	\$42,859	QUIT CLAIM DEED; RELATED PARTY
007	809250	0960	4/21/04	\$224,200	UNFINISHED AREA
007	809250	1010	11/19/04	\$213,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	809250	1010	9/16/04	\$179,927	EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	809270	0570	8/5/04	\$199,180	BANKRUPTCY - RECEIVER OR TRUSTEE
007	809270	0570	8/5/04	\$199,180	BANKRUPTCY - RECEIVER OR TRUSTEE
007	856289	0500	6/14/04	\$359,950	RELOCATION - SALE BY SERVICE
007	856289	0970	12/20/04	\$384,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	856289	1140	12/7/03	\$338,842	ACTIVE PERMIT BEFORE SALE>25K
007	858640	0073	9/25/03	\$140,000	DOR RATIO
007	889860	0160	4/8/03	\$13,000	QUIT CLAIM DEED; RELATED PARTY
007	950720	0030	12/27/04	\$299,125	NEW IMP NO DATA
007	950720	0150	12/21/04	\$295,818	% COMPLETE
007	950720	0190	9/2/04	\$365,650	% COMPLETE
007	950720	0200	9/3/04	\$356,745	% COMPLETE
007	950720	0210	9/16/04	\$356,490	% COMPLETE
007	950720	0300	8/3/04	\$260,695	NEW IMP NO DATA
007	950720	0310	12/30/04	\$334,607	NEW IMP NO DATA
007	950720	0320	12/14/04	\$370,535	NEW IMP NO DATA
007	950720	0330	12/27/04	\$336,340	NEW IMP NO DATA
007	950720	0340	12/16/04	\$259,455	NEW IMP NO DATA
007	950720	0380	9/21/04	\$310,360	% COMPLETE
007	950720	0410	10/15/04	\$289,270	% COMPLETE
007	950720	0450	7/23/04	\$328,800	ACTIVE PERMIT BEFORE SALE>25K
007	950720	0560	10/29/04	\$332,405	NEW IMP NO DATA
007	950720	0570	10/14/04	\$287,955	% COMPLETE
007	950720	0580	9/10/04	\$291,750	% COMPLETE
007	950720	0590	9/15/04	\$343,890	% COMPLETE
007	950720	0730	10/7/04	\$351,305	% COMPLETE
007	950720	0740	10/12/04	\$363,215	% COMPLETE
007	950720	0750	11/19/04	\$283,390	NEW IMP NO DATA
007	950720	0780	12/7/04	\$266,995	NEW IMP NO DATA
007	950720	0830	12/17/04	\$285,245	NEW IMP NO DATA
007	950720	0860	11/9/04	\$264,335	NEW IMP NO DATA
007	950720	0890	12/7/04	\$351,665	NEW IMP NO DATA
007	950720	0900	12/15/04	\$306,345	NEW IMP NO DATA
007	950720	0910	12/8/04	\$260,210	NEW IMP NO DATA
007	950720	0920	11/29/04	\$319,000	NEW IMP NO DATA

Vacant Sales Used in this Annual Update Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	042206	9087	10/6/04	\$145,000	222591	N	N
3	062206	9042	4/1/04	\$164,000	54478	N	N
3	062206	9131	6/3/04	\$115,000	192334	N	N
3	062206	9134	3/11/04	\$245,000	230689	Y	Y
3	062206	9135	8/11/04	\$240,000	263187	Y	Y
3	072206	9222	2/9/04	\$7,000	36998	N	Y
3	092206	9021	5/19/04	\$175,000	252212	N	N
3	092206	9085	2/5/04	\$115,500	145926	Y	Y
3	162206	9083	8/11/03	\$150,000	135036	N	N
3	172206	9089	12/8/03	\$100,000	44431	Y	Y
3	172206	9143	4/18/03	\$155,000	108900	Y	Y
3	172206	9145	1/30/04	\$165,000	97574	N	N
3	182206	9020	8/24/04	\$224,955	135471	Y	Y
3	182206	9096	10/14/03	\$116,000	60548	Y	N
3	302306	9142	11/25/03	\$43,000	56628	Y	Y
3	322306	9151	4/30/03	\$110,000	45738	Y	Y
3	362305	9018	9/24/04	\$15,000	79714	N	N
3	362305	9086	12/8/04	\$125,000	209088	N	N
3	400840	0050	2/27/04	\$180,000	29268	N	N
3	400840	0370	8/23/04	\$225,000	24952	N	N
3	400840	0370	9/22/04	\$157,500	24952	N	N
3	401080	0055	8/20/04	\$120,000	13769	N	N
3	511325	0100	5/13/04	\$64,950	21760	N	N
3	770161	0100	1/5/04	\$27,500	13110	N	N
3	770162	0040	5/26/04	\$20,000	15083	N	N
3	770162	0060	9/30/04	\$6,000	14392	N	N
3	770162	0120	11/4/04	\$20,000	17438	N	N
3	770170	0070	7/16/04	\$28,000	30187	N	N
3	770170	0200	5/7/04	\$15,000	13840	N	N
3	770260	0260	4/22/04	\$225,000	13662	Y	Y
3	770260	0260	10/28/03	\$210,000	13662	N	N
3	770260	0540	6/20/03	\$257,500	20513	Y	Y
3	770260	0720	3/18/04	\$216,000	19152	N	N
3	770260	0730	3/4/04	\$190,000	13420	N	N
3	770260	0790	5/24/04	\$213,950	18957	N	N
3	770260	0890	7/18/03	\$90,000	27512	Y	Y
3	770260	0940	2/26/04	\$105,000	23539	N	N
3	770260	1000	4/28/04	\$125,000	44431	N	N
3	770260	1001	4/23/03	\$115,000	26776	N	N
3	793760	0213	9/8/03	\$85,000	17000	N	N
3	793760	0420	7/28/03	\$80,000	28688	N	N
3	793760	0805	12/23/04	\$230,000	239580	N	N
3	793790	0130	6/1/03	\$190,000	70647	Y	N
7	032205	9019	8/15/03	\$100,000	108900	N	N
7	032205	9290	5/24/04	\$40,000	15860	N	N
7	032205	9354	7/2/04	\$130,000	54014	N	N

Vacant Sales Used in this Annual Update Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	102205	9182	12/8/04	\$25,000	457380	N	N
7	112205	9033	8/16/04	\$155,000	215186	Y	Y
7	132205	9140	9/7/04	\$235,000	154672	Y	Y
7	132205	9152	9/3/04	\$205,000	152214	N	N
7	142205	9005	3/15/04	\$107,500	172933	N	Y
7	202206	9030	7/29/04	\$190,000	206474	N	N
7	242205	9131	1/15/04	\$275,000	143748	N	N
7	858640	0074	4/4/03	\$125,000	22267	N	N
7	858640	0076	3/7/03	\$140,000	20611	N	N
7	885779	0010	12/8/04	\$90,000	16996	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	072206	9015	7/7/04	\$35,000	EASEMENT OR RIGHT-OF-WAY
3	072206	9251	11/19/03	\$175,850	MULTI-PARCEL SALE
3	172206	9101	12/19/03	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	182206	9152	8/24/04	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
3	770170	0250	5/29/03	\$3,500	QUIT CLAIM DEED
7	132205	9147	10/7/04	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	142205	9145	6/1/04	\$70,000	ESTATE ADMINISTRATOR
7	192206	9208	7/30/04	\$130,000	NO MARKET EXPOSURE
7	242205	9001	2/18/03	\$295,000	GOVERNMENT AGENCY; MOBILE HOME
7	242205	9039	4/9/04	\$150,000	GOVERNMENT AGENCY
7	242205	9085	3/6/03	\$190,000	GOVERNMENT AGENCY
7	242205	9097	6/3/03	\$20,000	QUIT CLAIM DEED; RELATED PARTY
7	689251	0070	11/14/03	\$35,000	QUIT CLAIM DEED
7	858640	0031	5/15/03	\$3,944	QUIT CLAIM DEED



King County
Department of Assessments
King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr